



Agenda

Planning & Zoning Commission Meeting

Thursday, July 2, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

A. APPROVAL OF JUNE 4, 2026 REGULAR MEETING MINUTES

Regular Business

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

A. **CASE NO. PZ 184-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Juan Jose Ortiz Espinoza to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Repair, for the property located at 1207 S Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL. (Council District 1)

B. **CASE NO. PZ 219-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

C. **CASE NO. PZ 221-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the property located at 1428 W Northmoor Road (Parcel Identification Number 14-17-326-004), Peoria, IL (Council District 3)

D. **CASE NO. PZ 223-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021,

13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL (Council District 4)

Election of Officers

Citizens' Opportunity to Address the Commission

Adjournment



Planning & Zoning Commission Communication

Meeting Date: July 2, 2026
Prepared By: Josh Naven
Case No: PZ 184-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Juan Jose Ortiz Espinoza to obtain a Special Use in a Class CN (Neighborhood Commercial) District, for Auto Repair, for the property located at 1207 S Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL (Council District 1)

Summary of proposal & requested waivers

The petitioner, Juan Jose Ortiz Espinoza, is requesting a special use for auto repair at 1207 S Western Avenue.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board (DRB) Comment
Parking, Access & Circulation	Existing site includes an unstriped gravel parking lot with an entrance on Western Avenue.	None	The site shall provide hard surfaced parking which is compliant with UDC Section 8.1. The site shall comply with the parking setback requirements of UDC Section 4.3.4.D. (15 feet from Western Avenue and 5 feet from northern property line)
Mechanical & Utility Screening	Existing site does not contain any unscreened mechanical or utility units.	None	Code compliant screening will be required if any items are added to the site.
Landscaping	Existing site has multiple trees present.	None	The CN zoned site has a front yard along Western. Parking Lot Perimeter Landscaping is also required.
Buffers & Screening	Existing site is	None	The site is completely built out, and

	developed to all property lines and has a designated refuse area.		an existing six foot tall fence surrounds the property. A transitional buffer yard is required along the alley property line to the west. Any refuse area shall be screened.
Signs	Existing site has no signs.	None	Any new signs shall follow a separate permit process.
Exterior Lighting	Existing site lacks parking lot and site lighting.	None	Any new outdoor lighting will require the submittal of a photometric plan for review.
Setbacks, Yards, Build To	Existing structure built with a 6 foot setback along Western Avenue.	None	The structure does not comply with CN Build-To regulations for 80% of the property line along Western Avenue.
Height	Existing 1.5 story structure.	None	The building height complies with the maximum 2 stories allowed in the CN District.
Sidewalks	Existing site has sidewalks along Western Avenue.	None	Sidewalks have been recently repaired through the Western Avenue Reconstruction Project.

Background

Property Characteristics

The overall site is zoned CN (Neighborhood Commercial) District and surrounded by the CN (Neighborhood Commercial) District classification in all directions except toward the west and east which is R4 (Single-Family Residential) District. Surrounding land use is commercial toward the south and residential/vacant in all other directions

1207 S Western Avenue has historically been commercially zoned. The property was rezoned in 1980 to allow the expansion of an adjacent plumbing business. The property changed classification in 1963, 1990 and in 2007 due to ordinance rewrites.

Date	Zoning
1931 - 1958	E (Commercial)
1958 - 1963	E (Neighborhood Commercial)
1963 - 1980	R1 (Low Density Residential)
1980 - 1990	C3 (General Commercial)
1990 - 2007	C1 (General Commercial)
2007 - Present	CN (Neighborhood Commercial)

Development Review Board Analysis

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	No	Parking; Landscaping and Performance Standards are non-compliant and must be rectified before approving this special use. Conditions are listed below.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Conforms to all district regulations	No	Parking; Landscaping and Performance Standards are non-compliant and must be rectified before approving this special use. Conditions are listed below.
Comprehensive Plan Critical Success Factors	Grow Employers & Jobs	Reinvestment in existing site
City Council Strategic Plan Goals	Business Growth & Prosperity	Reinvestment in existing site

Development Review Board Recommendation

The Development Review Board recommends APPROVAL of the special use request with following conditions:

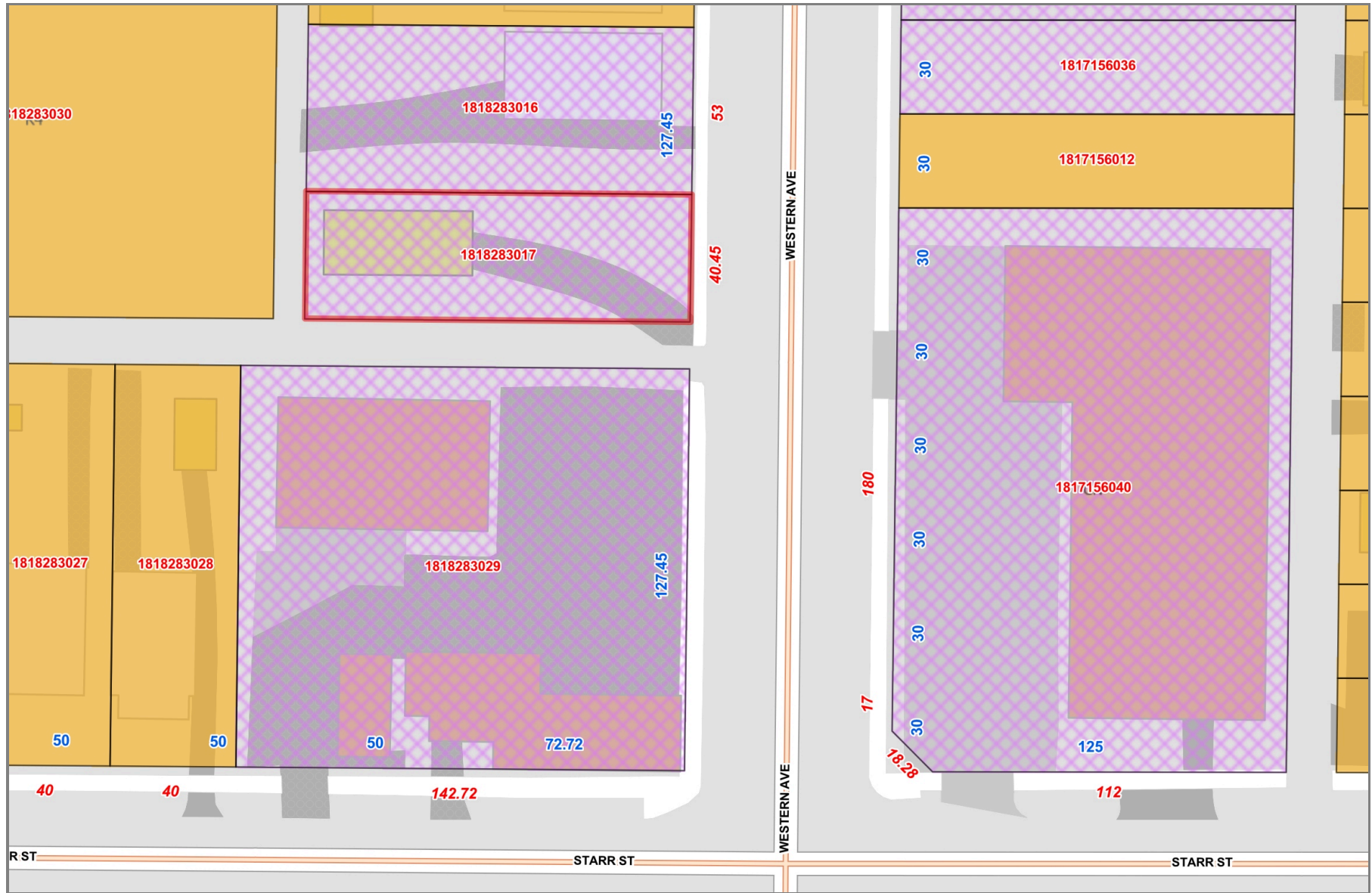
1. A new site plan shall be provided showing compliance with the paved parking requirements of UDC Section 8.0.
2. A landscaping plan shall be provided showing compliance with required front yard and parking lot perimeter landscaping pursuant to UDC Section 8.1.
3. The front yard fence shall be reduced to the maximum allowed height of three feet and any chain link material shall be replaced with an allowed material.
4. Refuse containers shall be screened pursuant to City Code Section 13-40.
5. Code compliant screening will be required if any utility/mechanical structures are added to the site.
6. A compliant photometric plan shall be submitted for review if additional lighting is installed.
7. The site must comply with the vehicle repair performance standards per UDC Section 5.3.3.G.

Note: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

Attachments:

1. PZ 184-2026 - Zoning Map
2. PZ 184-2026 - Aerial
3. PZ 184-2026 - Site Plan
4. PZ 184-2026 - Application
5. PZ 184-2026 - Inspection Photos

Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 50 feet
5/14/2026

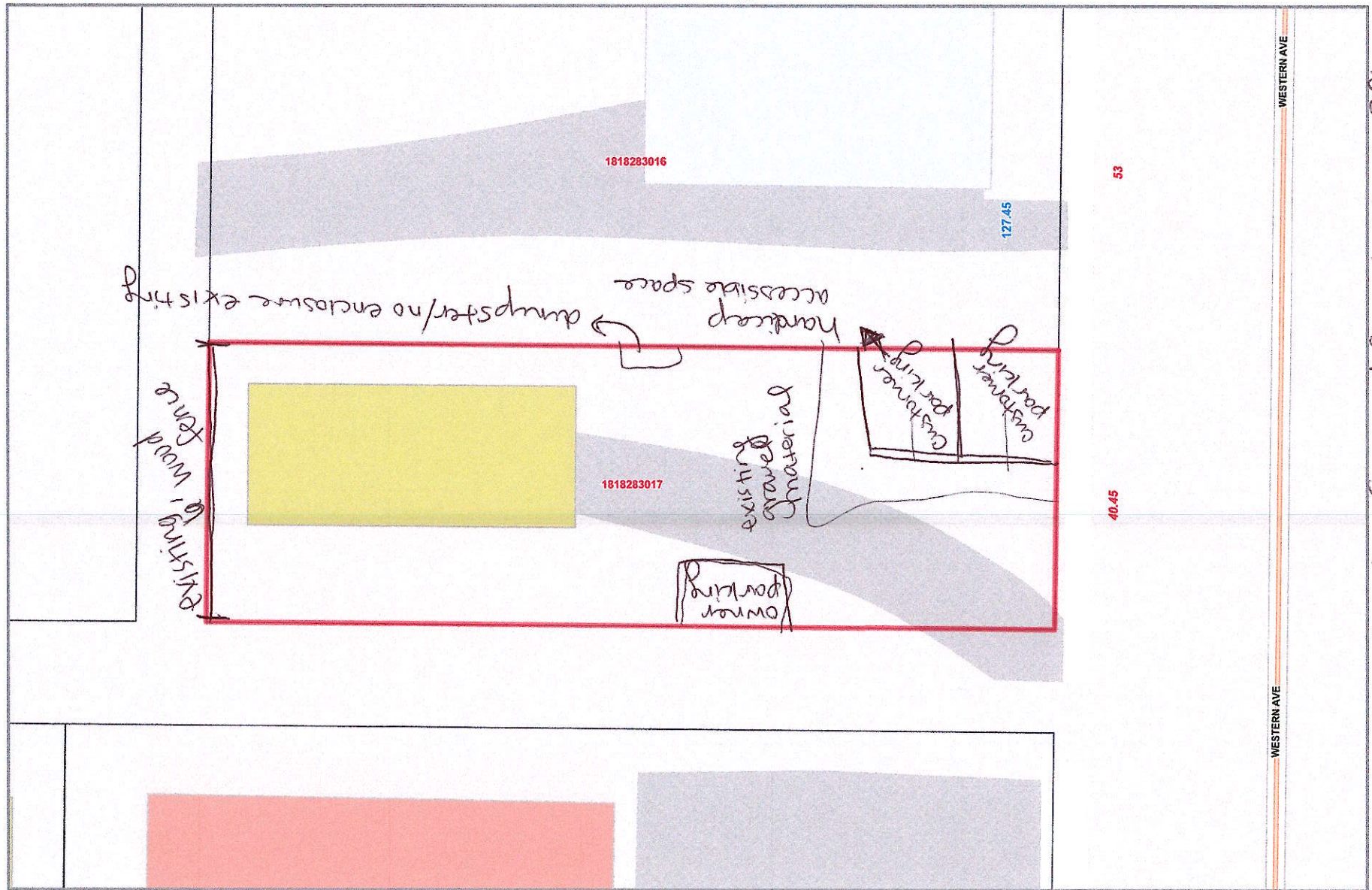
Peoria County, IL



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Map Scale
1 inch = 50 feet
5/14/2026

Peoria County, IL



- willing to reduce front yard fence height to 3ft
- willing to concrete parking area



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Map Scale
1 inch = 17 feet
5/5/2026



City of Peoria Development Center

419 Fulton St., Room 203
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- | | |
|---|---|
| ☐ a) Map Amendment (Rezoning)- Site Plan not required
Current Zoning District: _____
Proposed Zoning District: _____ | ☐ e) Special Permit Signs
☐ (i): Local Sign Regulation/Shopping Center Signs
☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs) |
| ☐ b) Text Amendment | ☐ f) Official Development Plan |
| ☒ c) Special Use | ☐ g) Preliminary / Final Subdivision Plat / Survey Plat |
| ☐ d) Nonconforming Use Change | ☐ h) Residential Cluster Development |
| | ☐ i) Annexation |

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): 1207 S Western Ave Attach additional sheets if necessary
- b) Parcel ID Number(s): 18-18-283-017 Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): _____ d) Current Zoning District: CN

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: purchased as mechanic/body shop / Body Shop
Existing Use 3500 sq ft Proposed Use
- b) Building Area (square feet): 3500 sq ft c) Building Height (feet): 20 ft+
- d) Parking Spaces Provided: 1 / 2 Total Accessible Spaces Total Regular Spaces Parking Required: _____ Total Accessible Spaces Total Regular Spaces
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family ☐ Other Development (Describe Below)
- b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
- e) Fire District: _____ f) School District: _____ g) Library District: _____
- h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

5. OWNER INFORMATION - REQUIRED

Juan Jose Ortiz Espinoza Ortiz Paint & Body Corp
Name Company

2005 W Starr St
Address, City, State, ZIP+4

309-363-0996
Phone

Fax

Email

Signature of Owner

6. APPLICANT INFORMATION - if different from owner

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Signature

7. REPRESENTATIVE OF APPLICANT -engineer, architect, attorney or other, if applicable

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☐ Other

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- ☐ Owner
☐ Applicant
☐ Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. All items listed must be provided!

FOR ALL APPLICATIONS:

Completed Application -- Illegible or Incomplete applications will not be accepted.

Filing Fee:

Map Amendment (Rezoning)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0

All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.





Planning & Zoning Commission Communication

Meeting Date: July 2, 2026
Prepared By: Josh Naven
Case No: PZ 219-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Abigail Cousert for Adams Outdoor Advertising, on behalf of Store Master Funding VIII, to amend an existing Special Use Ordinance No. 13,807, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the modification of an existing off-premises sign to add electronic messaging for the property located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL (Council District 5)

Summary of proposal & requested waivers

The petitioner, Abigail Cousert for Adams Outdoor Advertising, requests an amendment to an existing Special Use for a shopping center to allow the modification of an existing off-premises sign to add electronic messaging at 8103 N Knoxville Avenue.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	Development Review Board (DRB) Comment
Parking, Access & Circulation	Existing site includes a paved 180 space parking lot with entrances on Knoxville Avenue.	None	The site shall provide hard surfaced parking which is compliant with UDC Section 8.1. Existing disabled space signage is dilapidated or missing and striping is faded. A portion of the parking lot is dilapidated and requires maintenance. Existing parking lot striping is faded and must be restriped.
Mechanical & Utility Screening	Existing site does not contain any unscreened mechanical or utility units.	None	Code compliant screening will be required if any items are added to the site.
Landscaping	Existing site has 5	None	The C2 zoned site has a front yard

	parking lot trees present and multiple shrubs in the front yard.		along Knoxville Avenue. The existing yard is only 13 feet deep and can be increased to meet the 20-foot depth requirement. There are no trees in the front yard. Parking Lot Landscaping does not comply with the required 180 points. Additional parking lot islands are required for more tree plantings. Parking Lot Perimeter Landscaping is also required. No overall landscaping plan was provided for a compliance review of the site.
Buffers & Screening	Existing site is developed to almost all property lines.	None	The site does not require any buffer yards. Any refuse areas shall be screened.
Signs	Existing site has two freestanding signs and one off-premises freestanding sign.	None	The existing on-premise freestanding signs do not meet the required 250-foot separation. The existing off-premises freestanding sign does not meet the 250-foot separation requirement from residentially zoned property. The sign is currently 123 feet from residential property.
Exterior Lighting	Existing site includes parking lot and site lighting.	None	Any new outdoor lighting will require the submittal of a photometric plan for review.
Setbacks, Yards, Build To	Existing structure built with a 300 foot setback along Knoxville Avenue. Existing parking lot built with a 13-foot setback.	None	The parking lot does not comply with the 20-foot front yard setback. The front drive aisle of the parking lot is a two way aisle and can be reduced to meet this yard requirement since the parking lot is one way access for all parking spaces.
Height	Existing 1 story structure.	None	The building height complies with the maximum height allowed in the C2 District.
Sidewalks	Existing site has no sidewalks along Knoxville Avenue.	None	Knoxville Avenue is a State of Illinois Route and any sidewalk installation would rest with the Illinois Department of Transportation.

Background

The overall site is zoned C2 (Large Scale Commercial) District with an established shopping center special use. The property is surrounded on the north and south by C-2 (Large Scale Commercial) District, to the west by C-2 (Large Scale Commercial) District and I1 (Industrial/Business Park) District and to the east by R-2 (Single-Family Residential) District.

In 1994, a Special Use permit was approved which allowed for a shopping center. This special use was amended in 2002 to allow the construction of the drive-through coffee building and amended in 2003 to allow a rooftop sign on the coffee building. The existing off-premises sign was moved to this property from the Avanti's site to the north in 2007 with waivers to the minimum 500-foot separation from residentially zoned property. The property changed classification in 1990 due to an ordinance rewrite.

Date	Zoning
1931 - 1958	Not in City
1958 - 1963	Not in City
1963 - 1990	I1 (Industrial Park)
1990 - Present	C2 (Large Scale Commercial)

Development Review Board Analysis

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	No	The off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007 when the digital sign prohibition was approved.
No injury to other property nor diminishment to property values	No	The off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007 when the digital sign prohibition was approved.
No impediment to orderly development	Yes	None
Provides adequate facilities	No	Parking; Yards; Landscaping and Freestanding Sign separations are non-compliant and must be rectified before approving this special use. Additionally, the off-premises sign is still only 123 feet away from residential zoning classifications and the conditions of the site remain as they were in 2007, when the digital sign prohibition was approved.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None

Conforms to all district regulations	N/A	N/A
Comprehensive Plan Critical Success Factors	Reinvest In Neighborhoods	
City Council Strategic Plan Goals	Quality of Live	

The Development Review Board recommends DENIAL of the special use request. In 2007, the site received waivers for the sign relocation from an existing non-conforming property to the current non-conforming site, with the explicit condition that electronic multiple message displays would not be allowed. The City Council adopted this prohibition to support the applicant's business needs while also safeguarding adjacent residential areas from additional impacts. This decision was consistent with the intent of the Sign Ordinance, which seeks to ensure that signs are compatible with their surroundings and appropriate for the businesses they serve. The impacts on nearby residential properties persist today and would be intensified by the introduction of an electronic multiple message sign, which the City Council has expressly prohibited.

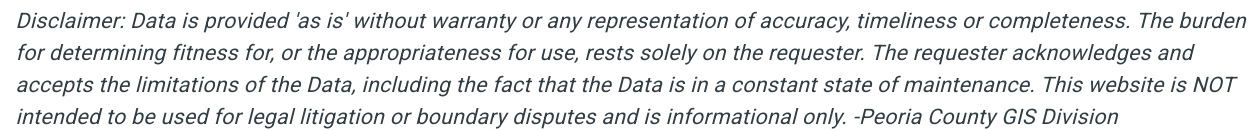
Note: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

Attachments:

1. PZ 219-2026 - Zoning Map
2. PZ 219-2026 - Aerial
3. PZ 219-2026 - Application
4. PZ 219-2026 - Site Plan
5. PZ 219-2026 - Landscape Plan
6. PZ 219-2026 - Configuration
7. PZ 219-2026 - Siteline Analysis
8. PZ 219-2026 - Insp Photos
9. Ordinance 16,204

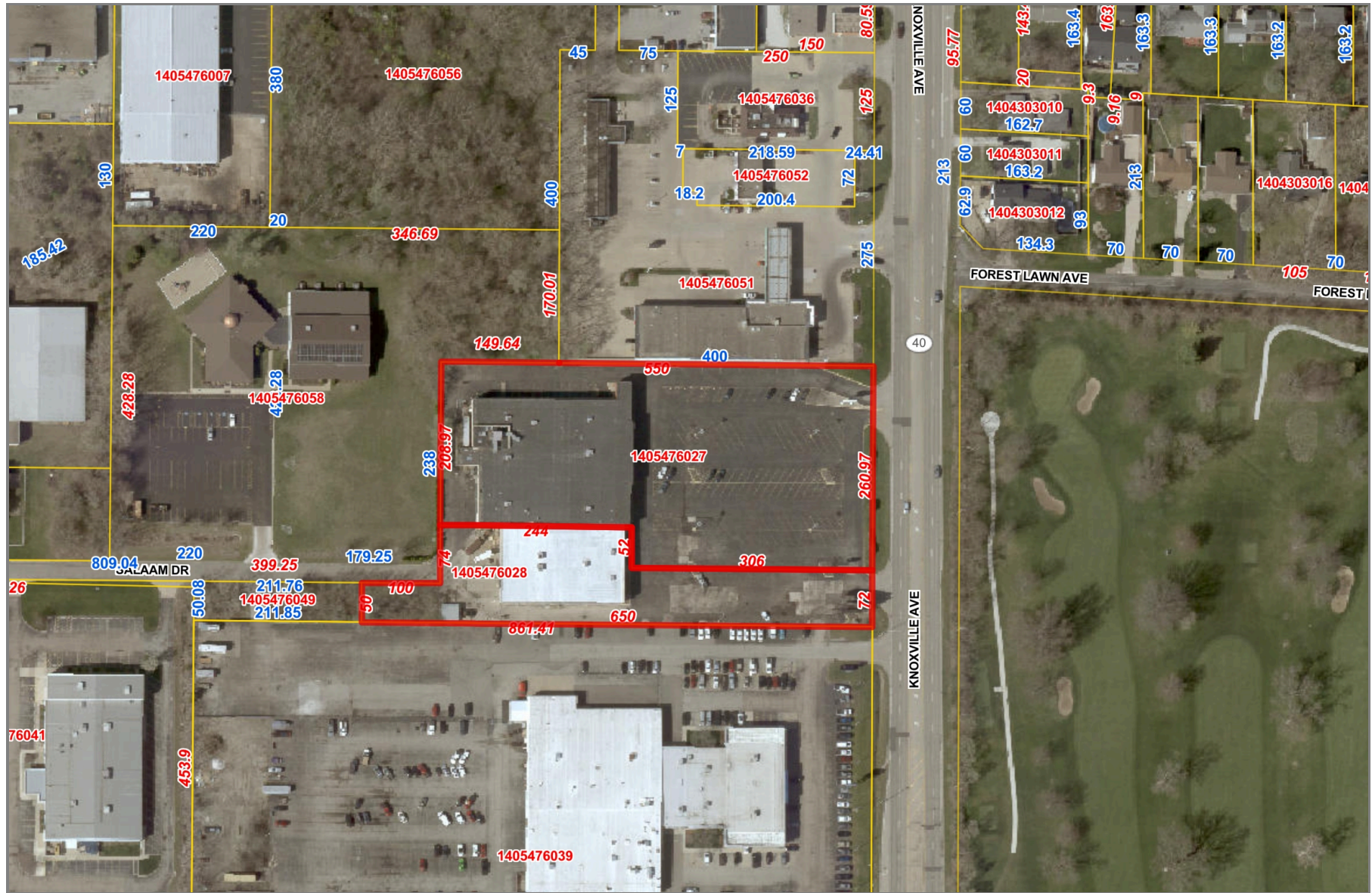
This plat map illustrates a section of land in Knoxville, Tennessee, divided into numerous lots. The lots are color-coded: blue for residential, red for commercial/industrial, and green for residential. The map includes the following details:

- Streets:** Knoxvill Ave (top), Forest Lawn Ave (middle), and Salaam Dr (bottom).
- Lot Numbers:** 1405476007, 1405476056, 1405476036, 1405476052, 1405476051, 1405476027, 1405476028, 1405476039, 1405476058, 1405476049, 1404303010, 1404303011, 1404303012, and 1404303016.
- Dimensions:** Boundary lengths are provided in feet. For example, lot 1405476007 has a width of 130 feet and a depth of 185.42 feet. Lot 1405476039 has a width of 453.9 feet and a depth of 760.41 feet.
- Zoning Designations:** C2 (Commercial/Industrial) and R1 (Residential) are indicated on the map.
- Other Features:** A large green area on the right is labeled R1. A small area on the left is labeled 760.41. A small area on the right is labeled 105.



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Peoria County, IL



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Map Scale
1 inch = 200 feet
6/25/2026



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- | | |
|---|---|
| ☐ a) Map Amendment (Rezoning)- Site Plan not required
Current Zoning District: _____
Proposed Zoning District: _____ | ☐ e) Special Permit Signs
☐ (i): Local Sign Regulation/Shopping Center Signs
☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs) |
| ☐ b) Text Amendment | ☐ f) Official Development Plan |
| ☒ c) Special Use | ☐ g) Preliminary / Final Subdivision Plat / Survey Plat |
| ☐ d) Nonconforming Use Change | ☐ h) Residential Cluster Development |
| | ☐ i) Annexation |

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): 8103 N Knoxville Ave Peoria IL 61615
Attach additional sheets if necessary
- b) Parcel ID Number(s): 14-05-476-028
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): _____ d) Current Zoning District: C2

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: Static billboard / Digital billboard
Existing Use Proposed Use
- b) Building Area (square feet): 672 c) Building Height (feet): 24ft
- d) Parking Spaces Provided: _____ / _____ Parking Required: _____ / _____
Total Accessible Spaces Total Regular Spaces Total Accessible Spaces Total Regular Spaces
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family ☐ Other Development (Describe Below)
- b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
- e) Fire District: _____ f) School District: _____ g) Library District: _____
- h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

5. OWNER INFORMATION – REQUIRED

Adams Outdoor Advertising

Adams Outdoor Advertising

Name

Company

911 SW Adams St Peoria, IL 61602

Address, City, State, ZIP+4

217-898-0591

Phone

Fax

Email


Abigail Cousert (Jun 3, 2026 09:11:43 CDT)

Signature of Owner

6. APPLICANT INFORMATION – if different from owner

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Signature

7. REPRESENTATIVE OF APPLICANT –engineer, architect, attorney or other, if applicable

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☐ Other _____

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- ☐ Owner
☐ Applicant
☐ Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. **All items listed must be provided!**

FOR ALL APPLICATIONS:

_____ Completed Application -- Illegible or Incomplete applications **will not** be accepted.

_____ Filing Fee:

Map Amendment (Rezoning)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0

_____ All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

LEGEND

- BOUNDARY OF SURVEY
- EXISTING RIGHT OF WAY LINE
- CENTERLINE OF ROAD
- FOUND RIGHT OF WAY MARKER
- IRON MONUMENT FOUND
- LIGHT POLE
- TRAFFIC SIGNAL HANDHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- STROM SEWER INLET
- LEADER TO GEODETIC LAT. AND LONG. COORDINATES
- DIMENSION LINE

POINT	LAT (N XX.XXXXXX)	LONG (W -XX.XXXXXX)
A	40.785854	-89.602878
B	40.785834	-89.602706
C	40.785820	-89.602706
D	40.785800	-89.602870

** GEODETIC LAT. AND LONG. COORDINATES WERE CONVERTED FROM NAD83 IL STATE PLANE WEST ZONE (1202) COORDINATES USING THE ONLINE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).@ <https://geodesy.noaa.gov/NCAT/>. NAVD88 IS THE REFERENCED VERTICAL DATUM FOR THIS DRAWING.

THERE ARE NO OFF PREMISE SIGNS LOCATED WITHIN A 400 FT. DISTANCE OF THE PROPOSED SIGN LOCATION POINTS A, B, C & D AS SHOWN HEREON ALONG KNOXVILLE AVENUE (IL. ROUTE 40).

GENERAL NOTES:

THIS DRAWING IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE 1202.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

EXISTING BILLBOARD IS PLACED ON PIN 14-05-476-028.

IT IS NOT INTENDED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

SITE/SIGN ELEVATIONS:

CENTERLINE OF KNOXVILLE AVENUE ELEVATION = 781.7'±

SIGN BASE ELEVATION = 781.8'±

TOP OF SIGN ELEVATION = 819.8'±

BY: 
JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
MALEC LAND SURVEYING, PLLC. (309) 472-0731
208 S. FRANCIS STREET, WASHBURN, IL. 61570
justin@maleclandsurveying.com



LICENSE EXPIRES NOVEMBER 30, 2026

EXISTING SIGN LOCATION

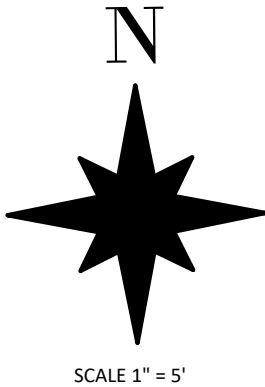
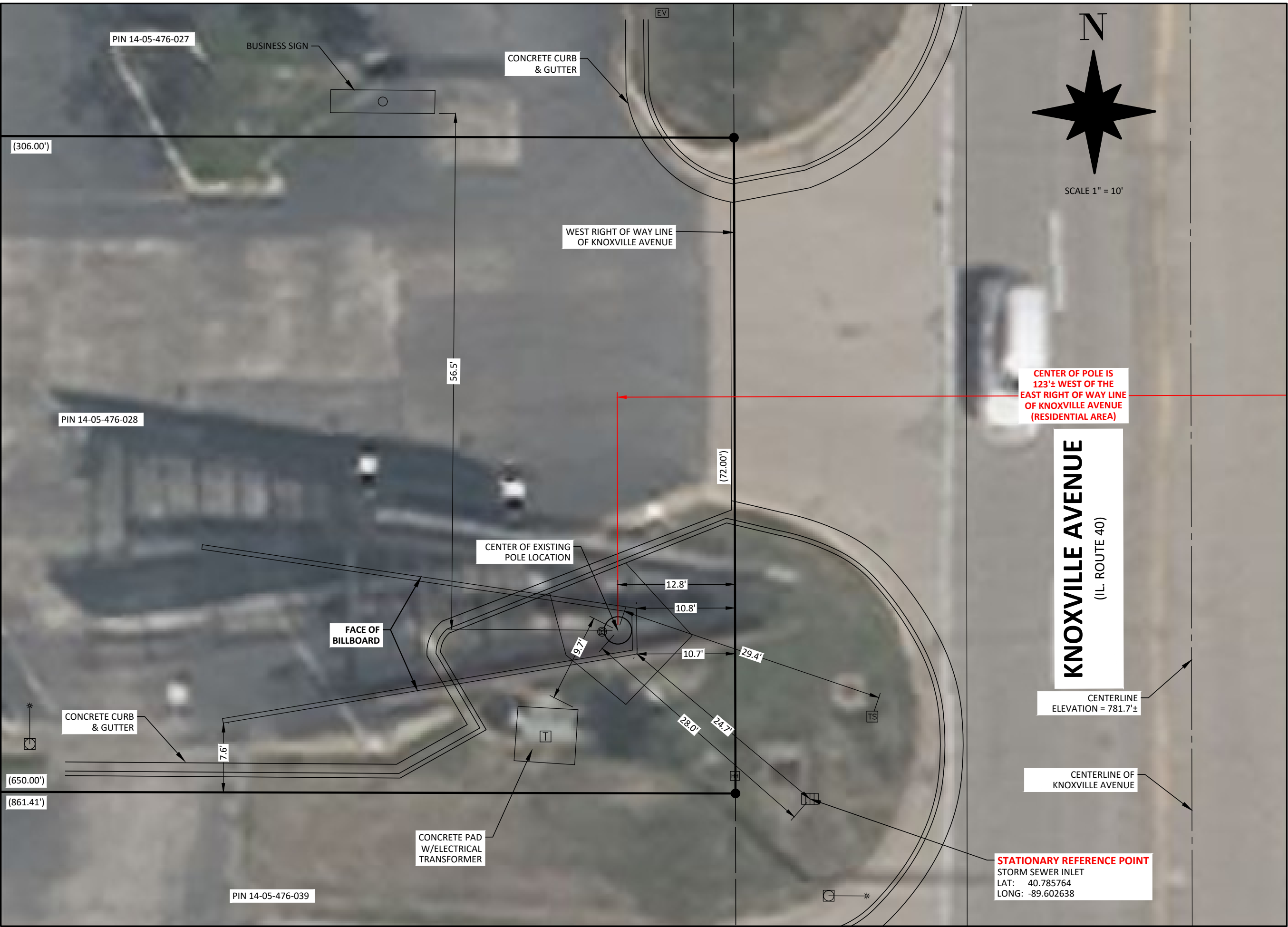
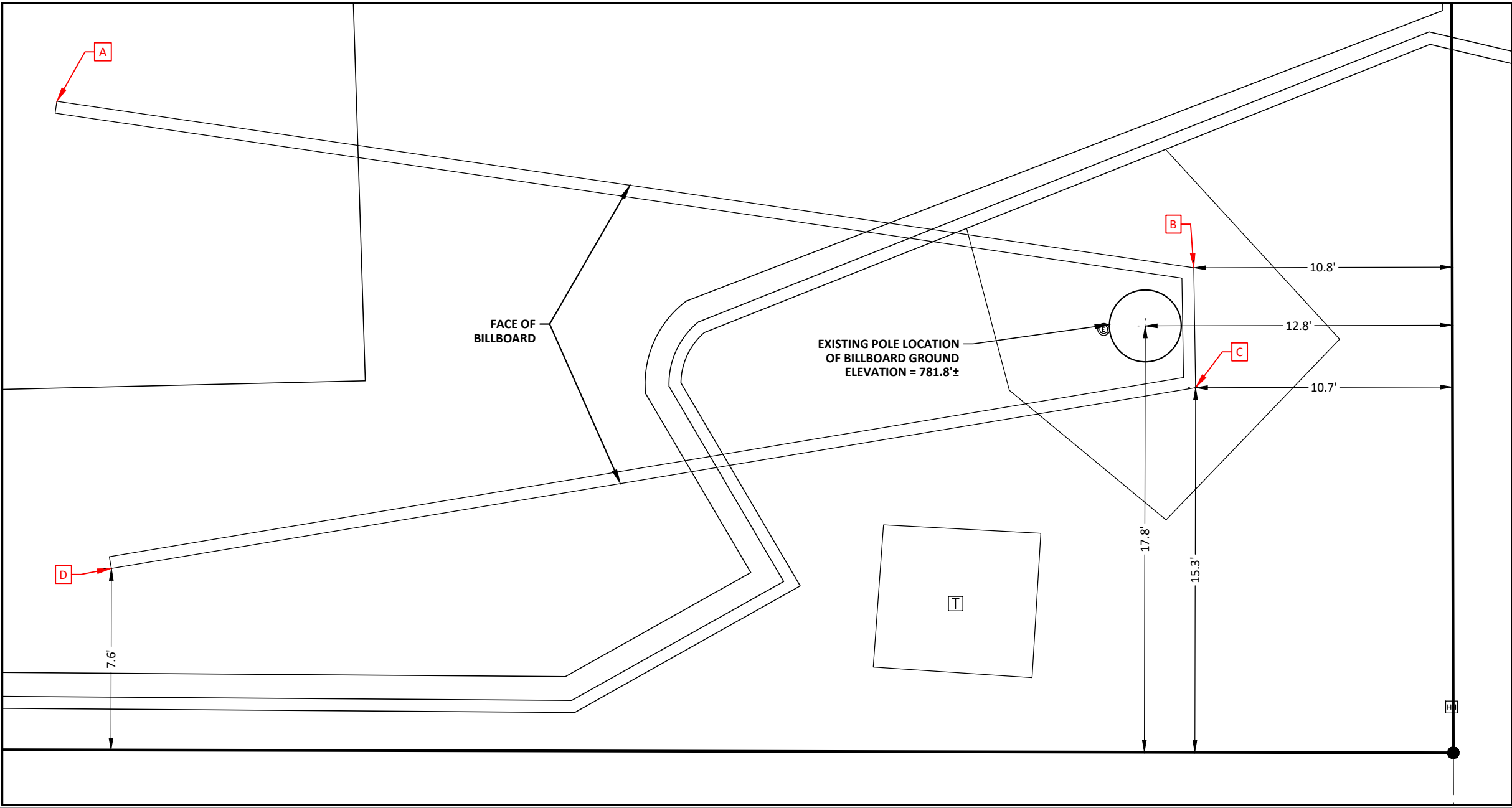


EXHIBIT PLAT

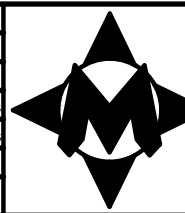
DIMENSIONAL DIGITAL MESSAGE BOARD LAYOUT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

FOR: ADAMS OUTDOOR ADVERTISING

8103 N. KNOXVILLE AVENUE, PEORIA, IL 61615

SURVEYED	JUN
DRAWN	JUN
CHECKED	JUN
DATE	06/06/2024
PROJECT #	24-15
REVISED	
SHEET	1 OF 1



Malec
LAND SURVEYING

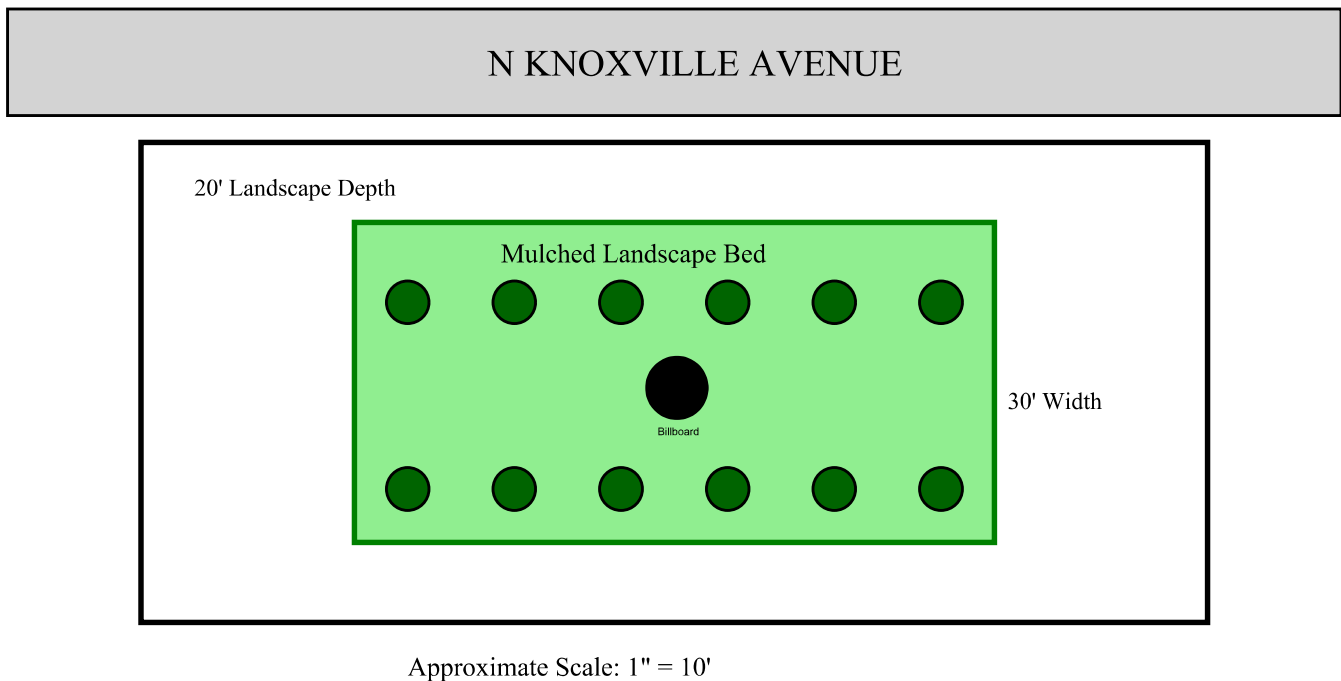
208 S. FRANCIS STREET,
WASHBURN, ILLINOIS, 61570
License No. 184-009208

Landscape Compliance Plan

8103 N. Knoxville Ave., Peoria, IL

This landscape plan has been prepared for the billboard location at 8103 N. Knoxville Ave., Peoria, Illinois. The proposed landscaping is designed to comply with the City of Peoria Article 16 Landscape Regulations using an Alternative Compliance approach without trees.

Scaled Landscape Site Plan



Plant Schedule

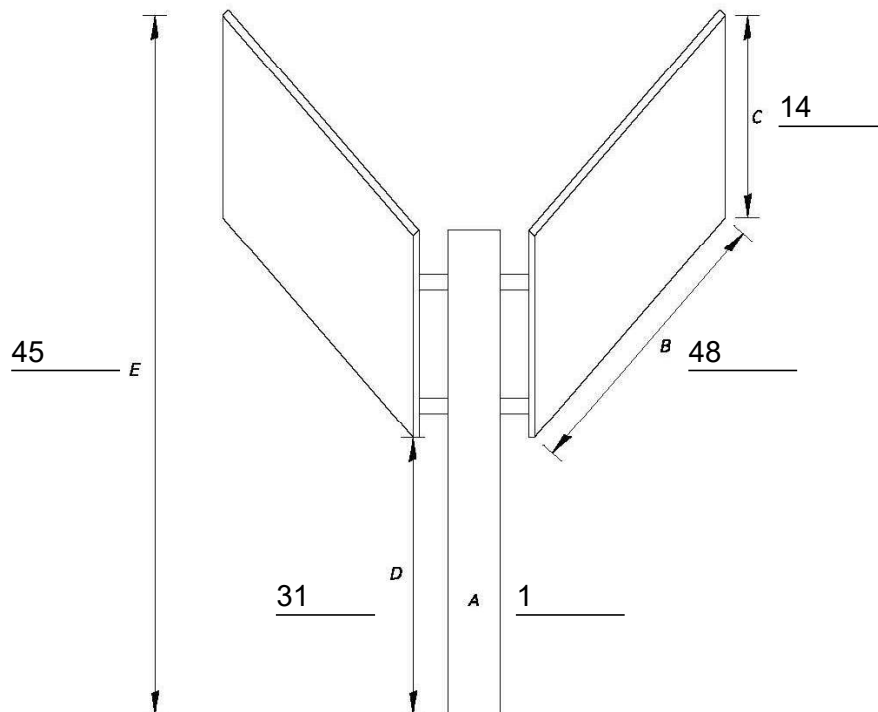
Plant Type	Quantity	Points Each	Total Points
Evergreen Shrubs (3 Gallon)	8	3	24
Ornamental Grasses	12	N/A	N/A
Mulch Bed	Approx. 720 SF	N/A	N/A

Landscape Compliance Summary

Estimated required landscape points: 20 points Total points provided: 24 points Landscape plan submitted under Article 16.5 Alternative Compliance No trees proposed due to billboard visibility and maintenance constraints All disturbed areas to be seeded or mulched in accordance with City requirements Evergreen shrubs to be maintained at approximately 3-5 feet in height

Configuration (5)

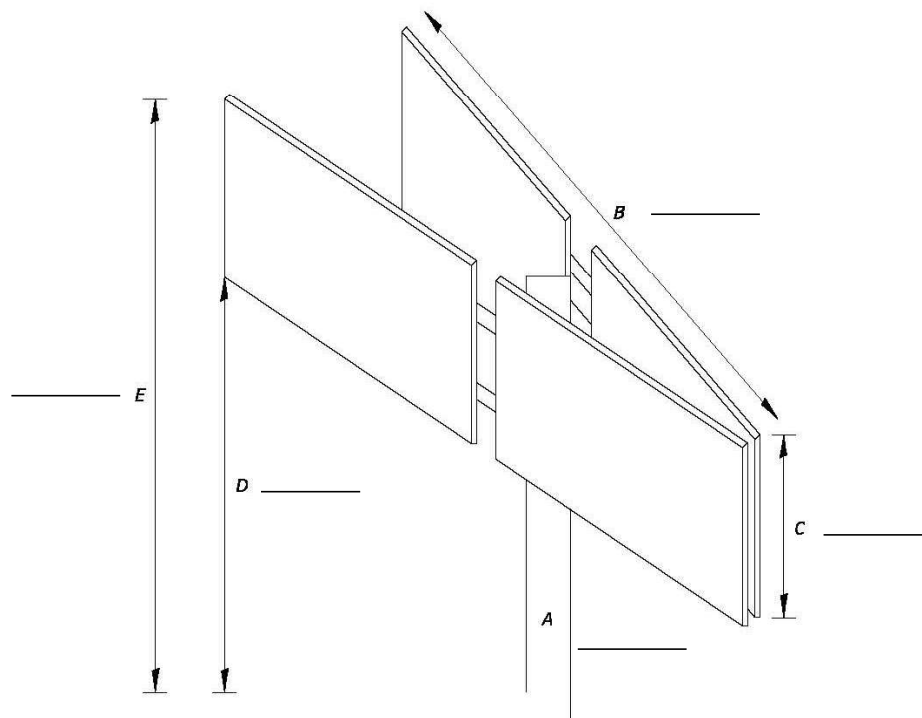
2 Panel V-Type



A = Number of Vertical Supports
B = Sign Face Width
C = Sign Face Height
D = Height to Bottom Molding
E = Height to Top of Sign

Configuration (6)

4 Panel V-Type Side-by-side



A = Number of Vertical Supports
B = Sign Face Width
C = Sign Face Height
D = Height to Bottom Molding
E = Height to Top of Sign

IDOT OUTDOOR ADVERTISING: CONFIGURATION SKETCHES

Re: Use of SITELINE digital display at 8103 Knoxville Ave

To whom it may concern,

Media Resources Inc. has been engaged by Adams Outdoor to review and assess the lighting impact of the proposed digital billboard installation at 8103 Knoxville Ave. This document will describe the lighting impacts of our VISIONiQ SITELINE digital billboards in this specific application, and further commit a maximum luminance value of the display as observed from the nearby light-sensitive areas.

Background on Media Resources Digital Display Ambient-Aware Brightness Controls

During dusk, dawn, or cloudy days, the operation of the digital display according to ambient light readings is the ideal way to maintain a glare-free, light-trespass free image. Media Resources digital billboards are all equipped with factory-mounted dual photocell sensors that are redundant and capable of reading ambient brightness even if one unit suffers a hardware failure. The ambient brightness to output brightness response curves have been carefully developed into a standard to provide good readability on the display while keeping in line with the brightness of the overall visual context.

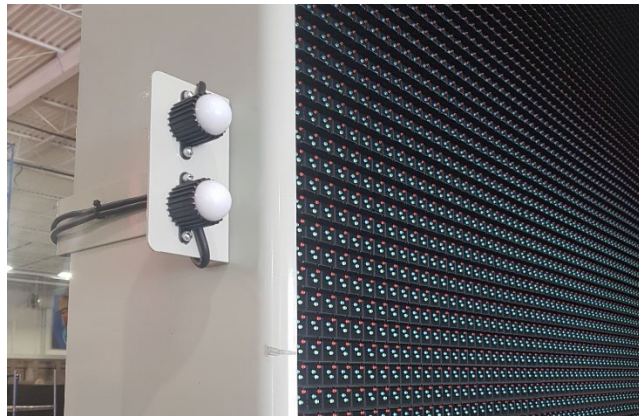


Figure 1. Media Resources standard - dual ambient brightness measuring photocells for hardware redundancy

During night-time, brightness control becomes critical as the digital billboards must be operated at a small percentage of its maximum brightness in order to avoid glare or light trespass. Media Resources endeavors to have the most comprehensive system of safeties and traceability for night-time brightness management. The proposed digital billboards are well equipped with modern brightness controls. Besides the redundant photocells above, a number of secondary fail-safes are also implemented including a communications watchdog (automatic reduction to night-time brightness in the event of a communication loss), and fallback to a location/season aware time-based schedule in the event of catastrophic photocell system failure. With these safety features in place, it becomes extremely unlikely for the digital billboard to operate at high brightness levels at night.

Additionally, the Media Resources Network Operations Centre can monitor brightness and recall brightness history for traceability. See Figure 2 and Figure 3 below on our internal control system for configuring brightness and recalling brightness history.

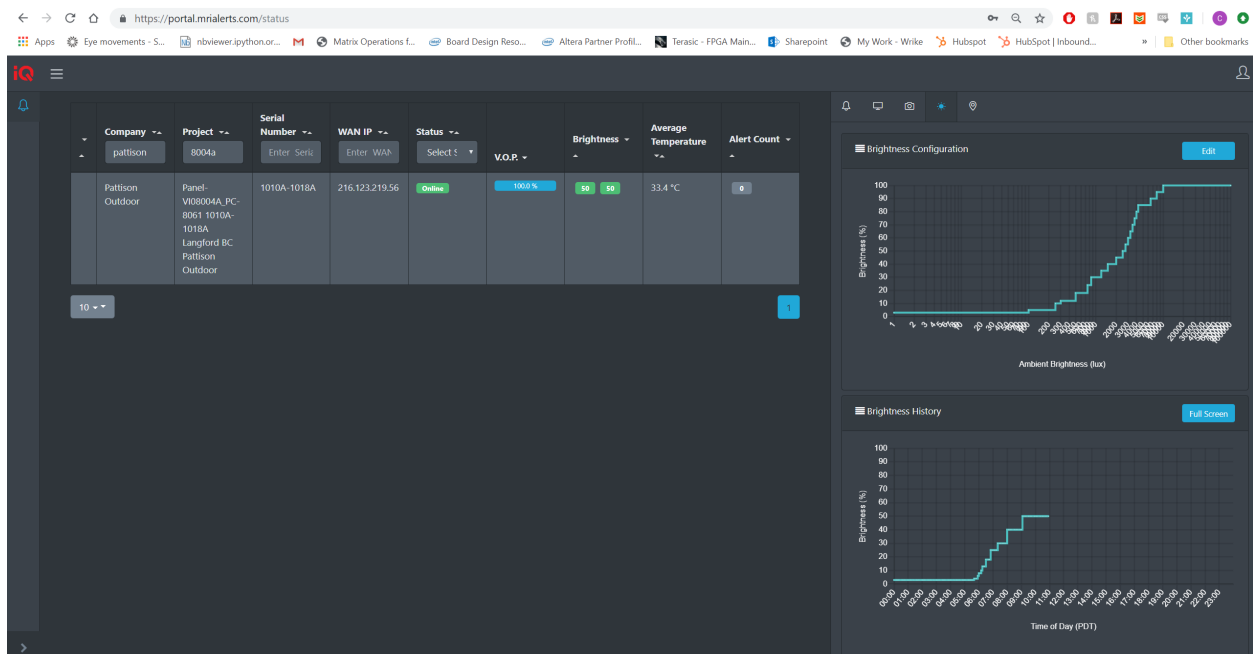


Figure 2. Media Resources web portal showing brightness configuration and history of the current day

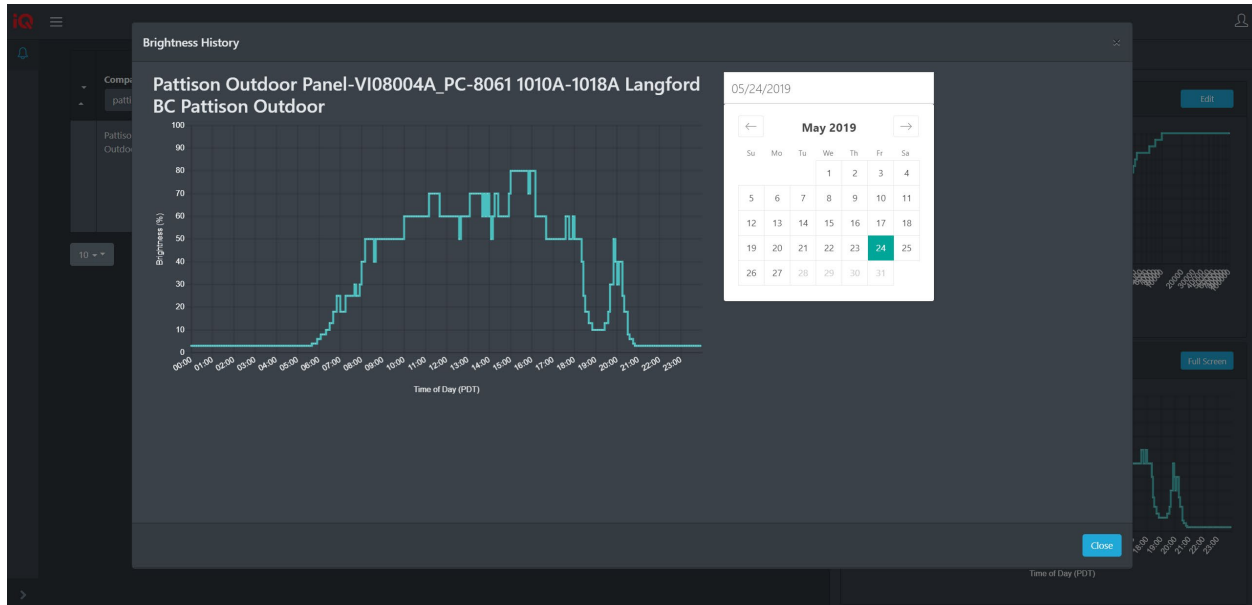


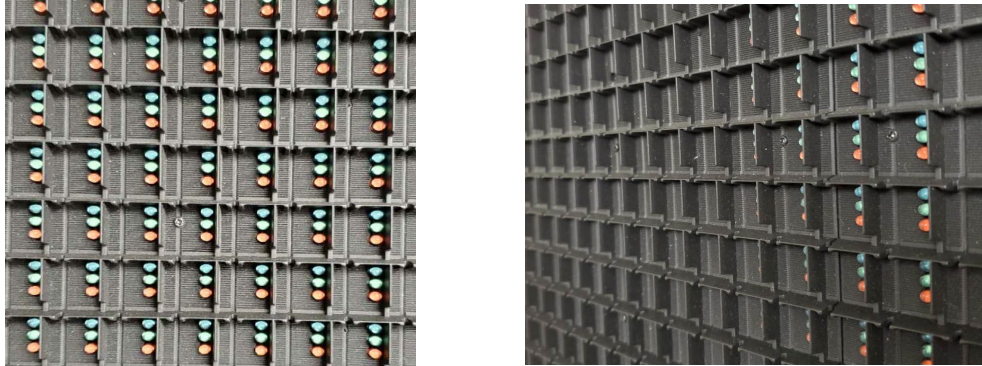
Figure 3. Media Resources web portal showing brightness history of any selected previous date. Brightness history data is logged indefinitely on Media Resources servers.

SITELINE and Site Specific Considerations

Media Resources Inc. invented the SITELINE product specifically to address the issues surrounding individual areas where light emission into nearby areas is undesirable.

The SITELINE system employs a patent-pending mechanical baffle system similar to luminaire baffles to eliminate all projection of light from the Light Emitting Diodes (LEDs) into a “protected region”. As a result, the protection is physical (See Figure 4 and 5) – reliable, permanent, and not the outcome of any programming or settings.

For a video reference of the effectiveness of the Media Resources SITELINE product, please see <https://vimeo.com/365082755>. In the many applications of SITELINE deployed across North America, I can affirm that we have never received a single brightness complaint after installation.



Figures 4 and 5. Close up photographs of SITELINE module face viewed from front (left) and from side (right). Note the red, green and blue diode lenses are directly visible from front direction but are obscured behind baffles viewed from the side.

Media Resources commits to the effectiveness of this light restriction technology when deployed at 8103 Knoxville Ave.

We have calculated the expected illuminance impact to surrounding areas of concern, shown in Figure 6, along with a table showing fc values at various distances and angles from the face of the display. Media Resources guarantees that the display will operate within 20% of illuminance impact calculated below. If approved and constructed, we can provide on-site lighting measurements to confirm correct installation and light restriction performance.

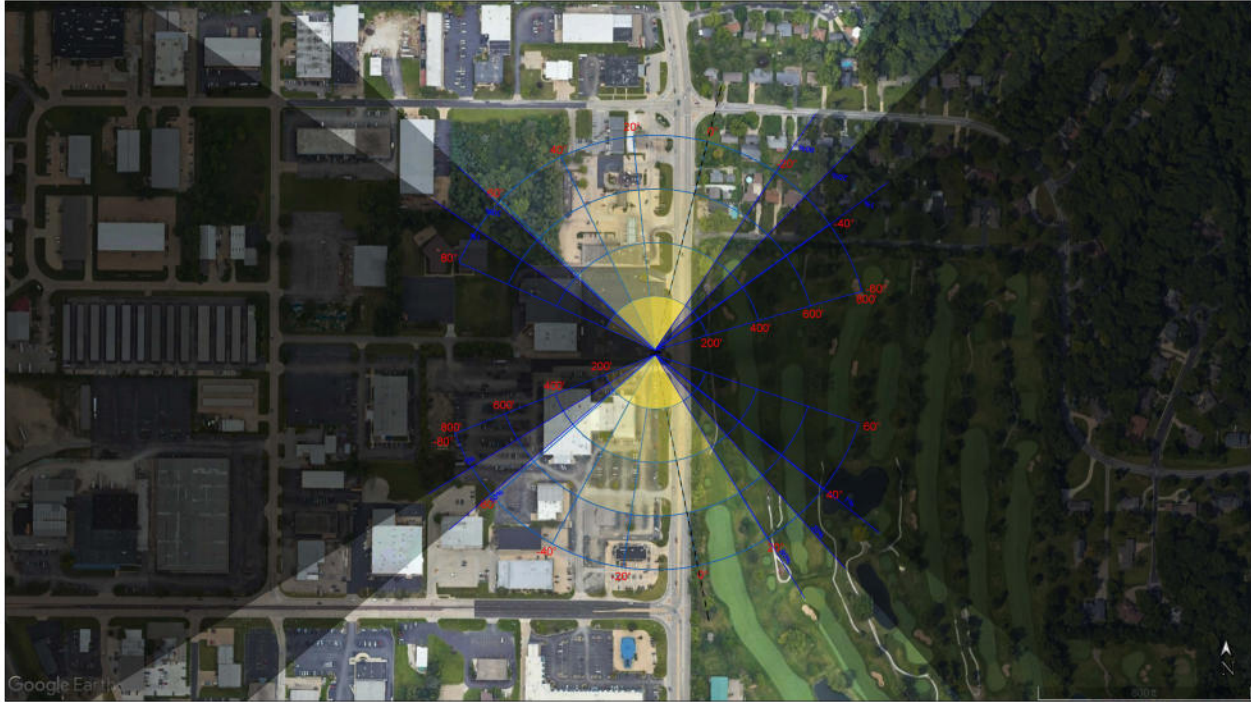


Figure 6. Site satellite photo overlay of distances and angles from proposed digital billboard site, corresponding to calculated illuminance figures in fc provided in Table 1.

Site Calculations - 14' x 48' 300 NITS Right Blocking									
Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.037fc	0.122fc	0.276fc	0.375fc	0.398fc	0.346fc	0.006fc	0.002fc	0.001fc
400'	0.010fc	0.032fc	0.074fc	0.100fc	0.107fc	0.093fc	0.001fc	0.001fc	0.000fc
600'	0.004fc	0.015fc	0.033fc	0.045fc	0.048fc	0.042fc	0.001fc	0.000fc	0.000fc
800'	0.003fc	0.008fc	0.019fc	0.026fc	0.027fc	0.024fc	0.000fc	0.000fc	0.000fc

Site Calculations - 14' x 48' 300 NITS Left Blocking									
Measurement Angle									
Distance (ft)	-80°	-60°	-40°	-20°	0°	20°	40°	60°	80°
200'	0.001fc	0.002fc	0.006fc	0.346fc	0.398fc	0.375fc	0.276fc	0.122fc	0.037fc
400'	0.000fc	0.001fc	0.001fc	0.093fc	0.107fc	0.100fc	0.074fc	0.032fc	0.010fc
600'	0.000fc	0.000fc	0.001fc	0.042fc	0.048fc	0.045fc	0.033fc	0.015fc	0.004fc
800'	0.000fc	0.000fc	0.000fc	0.024fc	0.027fc	0.026fc	0.019fc	0.008fc	0.003fc

Table 1. Site calculations in fc based of MRI VIQ Siteline 16.67 Blocking Module.



1-800-667-4554
1387 Cornwall Rd.
Oakville, ON L6J 7T5
mediaresources.com

We are always committed to the responsible application of LED digital technology and are happy to engage with regulatory stakeholders at any time. Please feel free to contact us if you have any questions.

Sincerely,

Anthony Knight
Product Implementation Specialist
Media Resources Inc.
(289) 289-0035
[Redacted Signature]





ORDINANCE NO. 16,204

AN ORDINANCE AMENDING ORDINANCE NO. 13,807 BY AMENDING THE EXISTING SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER, BY APPROVING A SPECIAL USE PERMIT FOR AN OFF-PREMISE FREESTANDING SIGN FOR THE PROPERTY LOCATED AT 8103 N KNOXVILLE AVENUE, PEORIA, ILLINOIS

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Zoning Commission has been petitioned to grant an amendment to the existing Special Use as directed by Section 2.15 of the Permanent Zoning Ordinance of the City of Peoria; and

WHEREAS, said Zoning Commission held a public hearing on October 4, 2007, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

WHEREAS, said Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That amendment to an existing Special Use is hereby granted to include a shopping center, by approving a special use permit for an off-premise freestanding sign for the following described property:

PARCEL I:

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 2 DEGREES 09 MINUTES WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 849.60 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES EAST, A DISTANCE OF 2209.30 FEET; THENCE SOUTH 2 DEGREES 07 MINUTES WEST, A DISTANCE OF 175.0 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, A DISTANCE OF 45.0 FEET; THENCE SOUTH 2 DEGREES 07 MINUTES WEST, A DISTANCE OF 400.0 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 87 DEGREES 39 MINUTES EAST, A DISTANCE OF 400.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #88; THENCE

SOUTH 2 DEGREES 05 MINUTES 44 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #88, A DISTANCE OF 260.97 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, A DISTANCE OF 306 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 52 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, A DISTANCE OF 244 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 208.97 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES EAST, A DISTANCE OF 149.51 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA STATE OF ILLINOIS. (CONTAINING 3.004 ACRES)

PARCEL II:

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 02°-09' WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 849.60 FEET; THENCE SOUTH 87°-39' EAST, A DISTANCE OF 2,209.30 FEET; THENCE SOUTH 02°-07' WEST, A DISTANCE OF 175.0 FEET; THENCE NORTH 87°-39' WEST, A DISTANCE OF 45.0 FEET; THENCE SOUTH 02°-07' WEST, A DISTANCE OF 400.0 FEET; THENCE SOUTH 87°-39' EAST, A DISTANCE OF 400.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE # 88; THENCE SOUTH 02°-05'44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE # 88, A DISTANCE OF 260.97 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 02°-05'44" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE # 88, A DISTANCE OF 72.00 FEET; THENCE NORTH 87°-39'-00" WEST, A DISTANCE OF 650.00 FEET; THENCE NORTH 02°-05'-44" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°-05'-44" EAST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 02°-05'-44" WEST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 87°-39'-00" EAST, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.315 ACRES, MORE OF LESS, SITUATED IN PEORIA COUNTY AND STATE OF ILLINOIS.

Per the submitted Site Plan Attachment "A" and the following conditions:

- 1) Waiver to allow the off-premise sign 123 feet from residential zoned property instead of the required 500 feet.
- 2) The billboard at 8511 N Knoxville Avenue must be removed prior to the installation of the proposed billboard.
- 3) Use of this billboard sign as an electronic multiple-message sign of any design is prohibited.

Section 2. All provisions of the Permanent Zoning Ordinance of the City of Peoria with respect to Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the amended Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

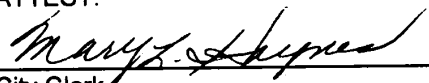
23rd DAY OF OCTOBER, 2007.

APPROVED:



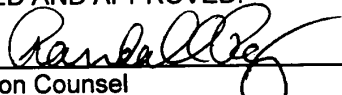
Mayor

ATTEST:

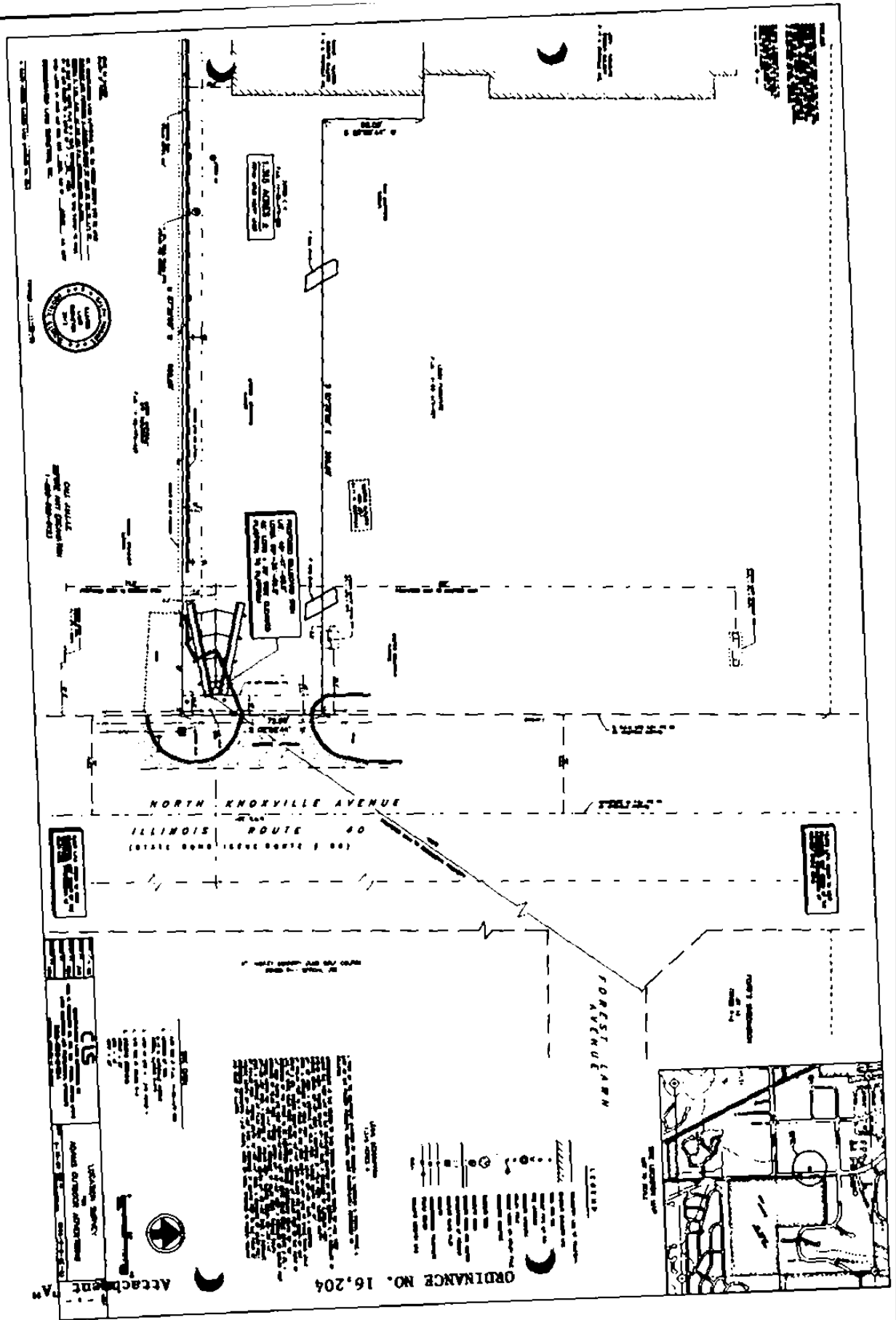


City Clerk

EXAMINED AND APPROVED:



Corporation Counsel





Planning & Zoning Commission Communication

Meeting Date: July 2, 2026
Prepared By: Kerilyn Weick
Case No: PZ 221-2026

Request: Hold a Public Hearing and forward a recommendation to the City Council on the request of Jessica E. Perry for The Donald A. Flexer Irrevocable Trust, to rezone property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the property located at 1428 W Northmoor Road (Parcel Identification Number 14-17-326-004), Peoria, IL (Council District 3).

Summary of proposal & requested waivers

The property owner is requesting to rezone 1428 W Northmoor Road from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District. The intent is to align the zoning district with the property's existing single-family dwelling use. A single-family dwelling is a permitted use in the R6 (Multi-Family Residential) District.

The proposal is further described as follows:

Background

Property Characteristics

The subject property is 0.59 acres (100 feet wide by 225 feet long) developed with a single-family dwelling constructed in 1963 and a detached garage constructed in 2003.

The surrounding zoning districts are R6 (Multi-Family Residential) District to the south and west, R3 (Single Family Residential) District to the east, and R2 (Single Family Residential) District to the north. The property is located between a nursing home to the west and a religious institution with a private school to the east (St. Vincent De Paul). Across Northmoor Road to the north is Richwoods High School.

History

In 1967, the subject property was included in a request by the City Planning Commission to rezone several tracts of property in Section 17 of Richwoods Township from the Class R-2 (Medium Density Residential) District to the Class R-1 (Low Density Residential) District. Then, in 1991, at the request of the owner, the subject property was rezoned to the Class O1 (Arterial Office) District; however, the use of the property remained residential. The single-family dwelling became a legal nonconforming use. In 2003, the property obtained a special use for the expansion of the nonconforming use to allow the owner to construct a 4-stall detached garage.

Date	Zoning
1931 - 1958	Not within city limits
1958 - 1963	Not within city limits
1963 - 1990	R-1 (Low Density Residential)
1990 - Present	O-1 (Arterial Office)

Development Review Board Analysis

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Rezoning	Standard Met per DRB Review
LaSalle Factor #1: Existing uses of and zoning of nearby property.	The request is consistent with the nearby uses and zoning district. The property is adjacent to the R6 (Multi-Family Residential) District to the west and compatible with the surrounding uses.
LaSalle Factor #2: Extent to which property values are diminished by the particular zoning restriction.	The value of the property is harmed by the current zoning designation, as a single-family dwelling cannot be reconstructed in the current zoning district.
LaSalle Factor #3: Extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.	The existing nonconformity does not benefit the public. The proposed amendment will promote general welfare by aligning the existing use with an appropriate zoning district.
LaSalle Factor #4: Relative gain to the public as compared to the hardship imposed on the individual property owner.	The hardship imposed on the owner exceeds any gain to the public.
LaSalle Factor #5: Suitability of the property for the currently zoned purpose.	The length of time the subject property has not been redeveloped under the O1 zoning classification is evidence that it is not reasonably suited for the existing zoning classification.
LaSalle Factor #6: Length of time the property has been vacant as zoned, compared to the development in the vicinity of the property.	The subject property has not been vacant.
LaSalle Factor #7: Public need for the proposed use.	Yes, there is a public need for housing that conforms to its zoning district.
Comprehensive Plan Future Land Use Designation	Office and Medium Density Residential.

Development Review Board Recommendation

The Development Review Board recommends approval of the request to change the zoning

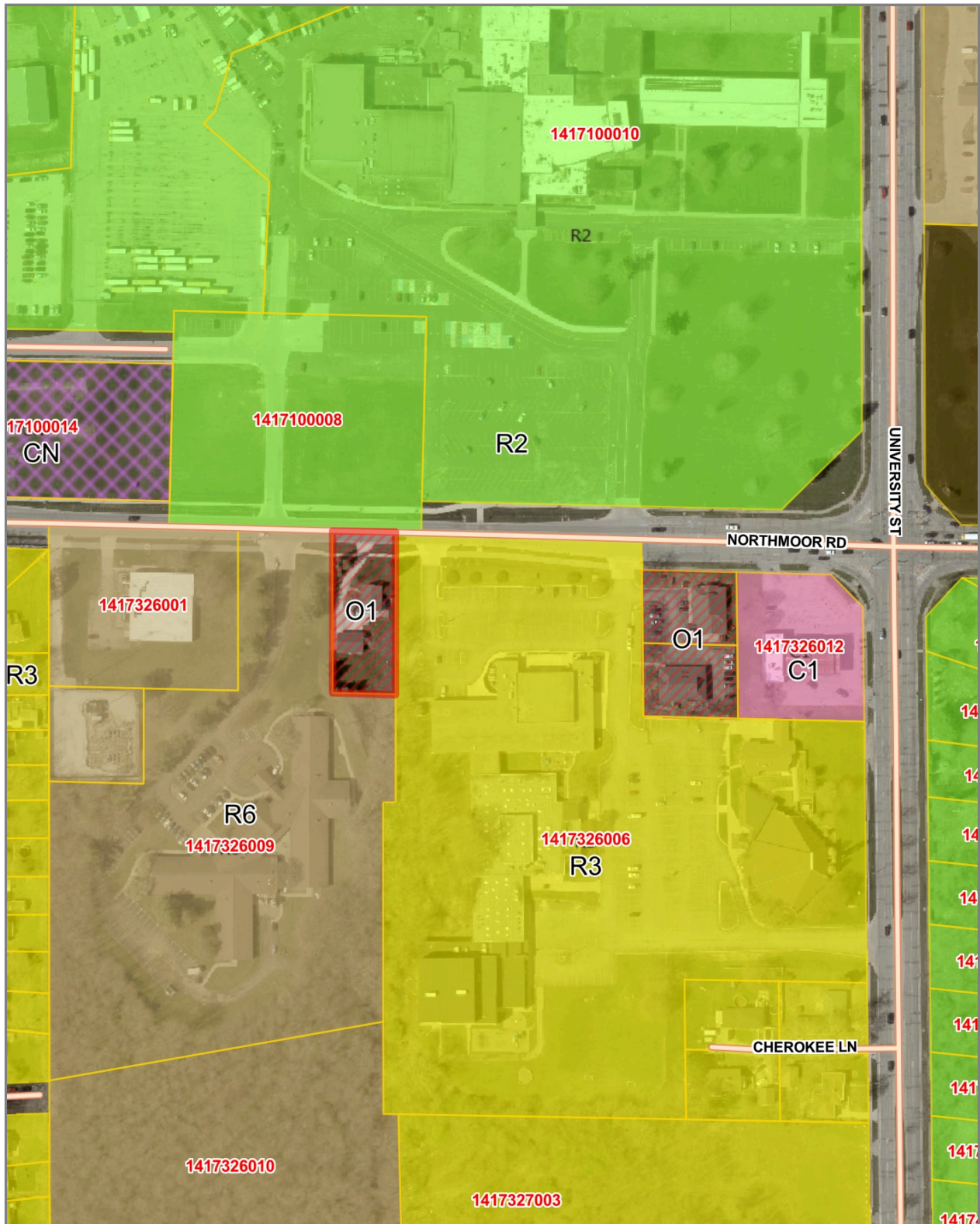
designation to R6 (Multi-Family Residential) District.

Note: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

Attachments:

1. Surrounding Zoning for Case PZ 221-2026
2. Aerial Map for Case PZ 221-2026
3. Application for Rezoning

Zoning 1428 W Northmoor Rd



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division



Map Scale
1 inch = 275 feet
6/19/2026

1428 W Northmoor Rd



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division



Map Scale
1 inch = 275 feet
6/19/2026

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST *(Check all that apply and see pages 2 & 3 for required submittals)*

- ☒ a) Map Amendment (Rezoning)- *Site Plan not required* _____ e) Special Permit Signs
 Current Zoning District: O1 _____ (i): Local Sign Regulation/Shopping Center Signs
 Proposed Zoning District: R6 _____ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
 _____ b) Text Amendment _____ f) Official Development Plan
 _____ c) Special Use _____ g) Preliminary / Final Subdivision Plat / Survey Plat
 _____ d) Nonconforming Use Change _____ h) Residential Cluster Development
 _____ i) Annexation

2. PROPERTY INFORMATION *(Complete for All Request Types)*

- a) Address(es): 1428 W Northmoor Road, Peoria, IL 61614
Attach additional sheets if necessary
 b) Parcel ID Number(s): 14-17-326-004
Attach additional sheets if necessary
 c) Parcel Area (acres or square feet): 0.59 acres d) Current Zoning District: O1

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION *(Complete for Request Types c, d, e, f & h)*

- a) Use: _____ / _____
Existing Use Proposed Use
 b) Building Area (square feet): _____ c) Building Height (feet): _____
 d) Parking Spaces Provided: _____ / _____ Parking Required: _____ / _____
Total Accessible Spaces Total Regular Spaces Total Accessible Spaces Total Regular Spaces
 e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION *(Complete for Request Types g, h & i)*

- a) Type of Development: _____ Single-Family Detached _____ Single-Family Attached _____ Multi-Family _____ Other Development *(Describe Below)*

 b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
 e) Fire District: _____ f) School District: _____ g) Library District: _____
 h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____
 k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – REQUIRED

THE DONALD A FLEXER IRREVOCABLE TRUST

Name 1428 W Northmoor Road, Peoria, IL 61614 Company _____

Address, City, State, ZIP+4
(309) 472-7199 _____

Phone Jessica E Perry, Trustee 06/03/26 Fax _____ Email _____

Signature of Owner _____

6. APPLICANT INFORMATION – if different from owner

Jessica E Perry, Trustee

Name _____ Company _____

5004 N. Graceland Dr. Peroia, IL 61614

Address, City, State, ZIP+4
(309) 472-7199 _____

Phone Jessica E Perry, Trustee 06/03/26 Fax _____ Email _____

Signature _____

7. REPRESENTATIVE OF APPLICANT –engineer, architect, attorney or other, if applicable

Jessica Ball

RE/MAX Traders Unlimited

Name _____ Company _____
3622 N Knoxville Ave, Peoria, IL 61603

Address, City, State, ZIP+4
(309) 363-2929 _____

Phone _____ Fax _____ Email _____

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☒ Other Trustee for estate

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- ☐ Owner
☐ Applicant
☒ Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. **All items listed must be provided!**

FOR ALL APPLICATIONS:

JEP
JEP

Completed Application -- **Illegible or Incomplete applications will not be accepted.**

Filing Fee:

Map Amendment (Rezoning)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0

JEP

All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

Legal Description:

PIN: 14-17-326-004

A part of the Southwest Quarter of Section Seventeen (17), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 17, thence North 87° 57' West, along the centerline of Northmoor Road, a distance of 795.01 feet to the Point of Beginning of the property to be described: from the Point of Beginning, thence South 0° 31' West, 255.00 feet; thence North 87° 57' West, 100 feet; thence North 0° 31' East, 255.00 feet; thence South 87° 57' East, 100 feet to the Point of Beginning; situated in the City of Peoria, County of Peoria and State of Illinois.

Commonly known as 1428 W. Northmoor Rd., Peoria, Illinois 61614.



Planning & Zoning Commission Communication

Meeting Date: July 2, 2026
Prepared By: Julia Rose
Case No: PZ 223-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Wagner of PLS PROPS, LLC, on behalf of Peoria New Mall, LLC, to amend existing Special Use Ordinance No. 13,932, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 4 apartment buildings with 84 total units for the property located at the intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-002) and commonly known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028), Peoria, IL. (Council District 4)

Summary of proposal & requested waivers

The petitioner is requesting to amend the existing Special Use to construct four (4) apartment buildings with 84 total units requiring a waiver from Unified Development Code (UDC) Section 5.3.1.D Apartment, to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre. The proposal includes five (5) accessory garages with 72 total parking spaces and 98 surface parking spaces with seven (7) marked as ADA accessible.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	The applicant is proposing to construct four (4) apartment buildings with 84 dwelling units. The unit types include (24)	Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.	Pursuant to UDC Section 5.2.2 Permitted Use Table, apartments are allowed in the C2 (Large Scale Commercial) District as a special use.

	three-bedroom and (60) two-bedroom units.		The 5.09-acre parcel is allowed 76 units pursuant to UDC Section 5.3.1.D Apartment which states apartments developed in non-residential zoning districts shall not exceed the density of 15.02 dwelling units per acre. The waiver request allows for eight (8) additional dwelling units. The impact of the additional units will be negligible to the surrounding properties.
Setbacks	The proposed setbacks are as follows: • 20-foot front yard setback along W American Prairie Dr • 20-foot front yard setback along N Route 91 • 20-foot front yard setback along western property line • 20-foot front yard setback along southern property line	None	Pursuant to UDC Section 4.3.6 C1 and C2 Building Envelope Standards, all setbacks are met.
Height (building)	The maximum proposed building height is 38 feet 1 inch as measured	None	Pursuant to UDC Section 4.3.6 C1 and C2 District Building Envelope Standards, the maximum

	from grade to mid-gable.		height allowed is 45 feet. The proposal meets this requirement.
Parking	The proposal includes five (5) accessory garages with 72 parking spaces and 98 surface parking spaces with seven (7) of those spaces marked as ADA accessible.	None	Pursuant to UDC Section 8.1.6 Parking Schedule, multi-family residential uses require 1.5 parking spaces per unit. This proposal exceeds the required 126 total parking spaces and six (6) ADA accessible spaces. Condition to add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
Dumpster Screening	The application states the dumpster/refuse areas shall be screened on four (4) sides, including access gates, by a solid commercial-grade wood fence, masonry wall, or equivalent material at a minimum height of six (6) feet and maximum height of seven (7) feet.	None	Condition for the proposed dumpster enclosure to be designed pursuant to Chapter 13, Section 13-40.
Landscaping	The applicant stated the landscape plan will be submitted with the building permit application and landscaping shown on the proposed plan is conceptual only.	None	Pursuant to UDC Section 8.2.5 Calculation of Requirements, condition to install 146 points from the tree classification for the front yard along W American Prairie Dr. Condition to install 422 points from the tree classification for the front yard along N Route 91. • W American Prairie Dr = 291.26 feet = 146 points • N Route 91 = 842.69 = 422

			points Condition to install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material. • 170 totalparkingspaces = 170 points Pursuant to UDC Section 8.2.8 Parking Lot Perimeter Landscaping, this proposal does not require perimeter landscaping as no parking and vehicular use area have frontage on existing right-of-ways. Condition for all mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
Buffers & Screening	The application states ground-mounted and rooftop mechanical equipment and utilities shall be screened from view of public streets and residential zoning districts in accordance with city requirements. Application states no	None	Condition for all new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3. Pursuant to UDC Section 8.2.9 Transitional Buffer Yards, this proposal does not require a TBY as surrounding property is

	transitional buffer yard is required based on the adjacent commercial/retail uses shows.		zoned C2 (Large Scale Commercial).
Signs	The applicant proposes a monument sign along the eastern property line of a size and in a location as allowed per city code.		The original ordinance granting the special use allowed each outlot to construct a freestanding sign not to exceed 70 sq ft and required a minimum separation of 150 feet from any other freestanding sign. Since the ordinance is silent on height and setbacks, the sign would be reviewed pursuant to UDC Section 8.3 for those specific items.
Exterior Lighting	The application states the photometric plan will be submitted with the building permit application.	None	Condition to submit and receive approval for photometric plan compliant with UDC Section 8.5.
Access & Circulation	The proposed apartment complex will have access from the mall parking lot south of the subject property and from the access road west of the subject property.	None	Condition to provide documentation verifying legal access to the subject property.
Sidewalks	No proposal		Condition to install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements. This path shall be similar to the path by the Casey's at 7815 N Route 91. Condition to install sidewalk along the W American Prairie frontage. Pedestrian access from the subject property to the multi-use path and sidewalk is required.
Stormwater & Erosion	The proposal includes	None	Condition to submit and

Control	a defined area reserved for stormwater volume control and amenities.		receive approval for stormwater volume control prior to construction.
Building & Life Safety	The proposal includes building plans for preliminary review for the special use amendment.	None	Condition to submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction. The fire department notes additional hydrants may be required upon review of existing hydrant locations.

Background

Property Characteristics

The subject property contains 5.09 acres of undeveloped land located within the 55-acre Shoppes at Grand Prairie special use shopping center. The property is zoned C2 (Large Scale Commercial) and surrounded by Class C-2 (Large Scale Commercial) zoning to the north, south, east, and west.

History

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	Not in the City
1990 - Present	C2 (Large Scale Commercial)

Development Review Board Analysis

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	No	The standard may be met with the conditions listed below: 1. Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements. 2. Install sidewalk along the

		W American Prairie frontage. 3. Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.
No injury to other property nor diminishment to property values	No	The standard may be met with the conditions listed below: 1. Provide documentation verifying legal access to the subject property. 2. Submit and receive approval for stormwater volume control prior to construction.
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	The applicant provided traffic study reflects minimal impact including during peak hours.
Conforms to all district regulations	N/A	N/A
Comprehensive Plan Critical Success Factors	No	The standard may be met with the conditions listed below: 1. Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts). 2. Design dumpster enclosure in accordance with Chapter 13, Section 13-40. 3. Install 146 points from the tree classification for the front yard along W

		American Prairie Dr. 4. Install 422 points from the tree classification for the front yard along N Route 91. 5. Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material. 6. All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots. 7. All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3. 8. Submit and receive approval for photometric plan compliant with UDC Section 8.5.
City Council Strategic Plan Goals	Reinvest in Neighborhoods	
	Quality of Life	

The Development Review Board recommends APPROVAL of the request to construct four (4) apartments buildings with 84 total units with the following waiver and conditions:

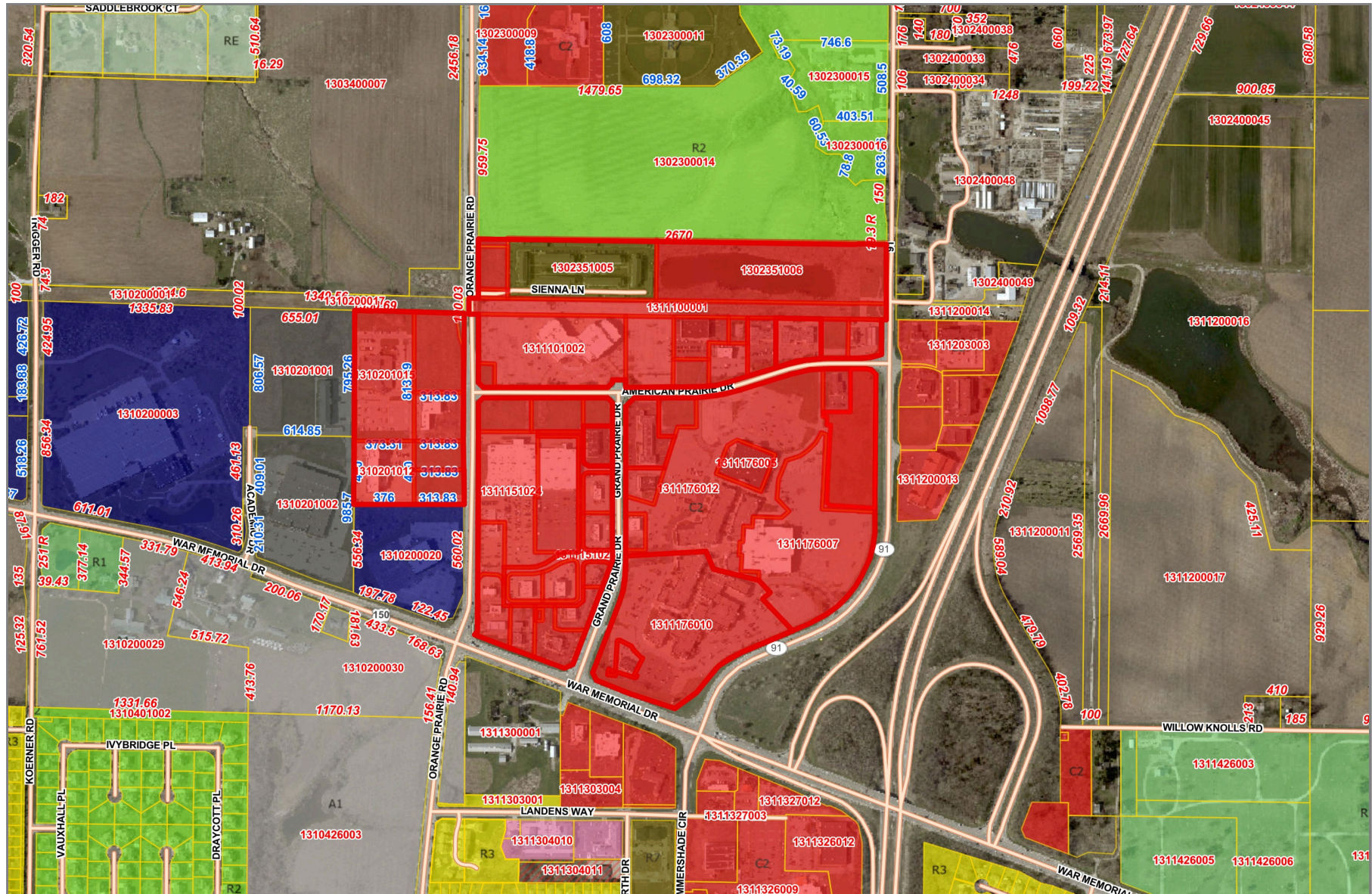
1. Waiver to increase the density from 15.02 dwelling units per acre to 16.50 dwelling units per acre.
2. Add a minimum of 6 bike parking spaces pursuant to UDC Section 8.1.6.3 Bike Parking Requirements (All Districts).
3. Design dumpster enclosure in accordance with Chapter 13, Section 13-40.
4. Install 146 points from the tree classification for the front yard along W American Prairie Dr.
5. Install 422 points from the tree classification for the front yard along N Route 91.
6. Install 170 points (9 trees) from the shade tree classification within curbed islands or divider medians within the interior of the parking lot. Parking lot islands shall be curbed with concrete or a functionally equivalent material.
7. All mulch placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch pursuant to UDC Section 8.2.12.A.3 Mulching Requirements. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.
8. All new rooftop and ground mount mechanical equipment and utilities to be screened pursuant to Chapter 13, Section 601.3.
9. Submit and receive approval for photometric plan compliant with UDC Section 8.5.
10. Provide documentation verifying legal access to the subject property.
11. Install a multi-use path in the right-of-way along the N Route 91 frontage per City and IDOT requirements.
12. Install sidewalk along the W American Prairie frontage.
13. Submit and receive approval for stormwater volume control prior to construction.
14. Submit and receive approval for stamped building, life safety, and fire plans for review and approval prior to construction.

Note: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

Attachments:

1. PZ 223-2026 Aerial + Zoning
2. PZ 223-2026 Aerial
3. PZ 223-2026 Application_Redacted
4. PZ 223-2026 Site Plan
5. PZ 223-2026 Dev Impact Statement
6. PZ 223-2026 Preliminary Building Set

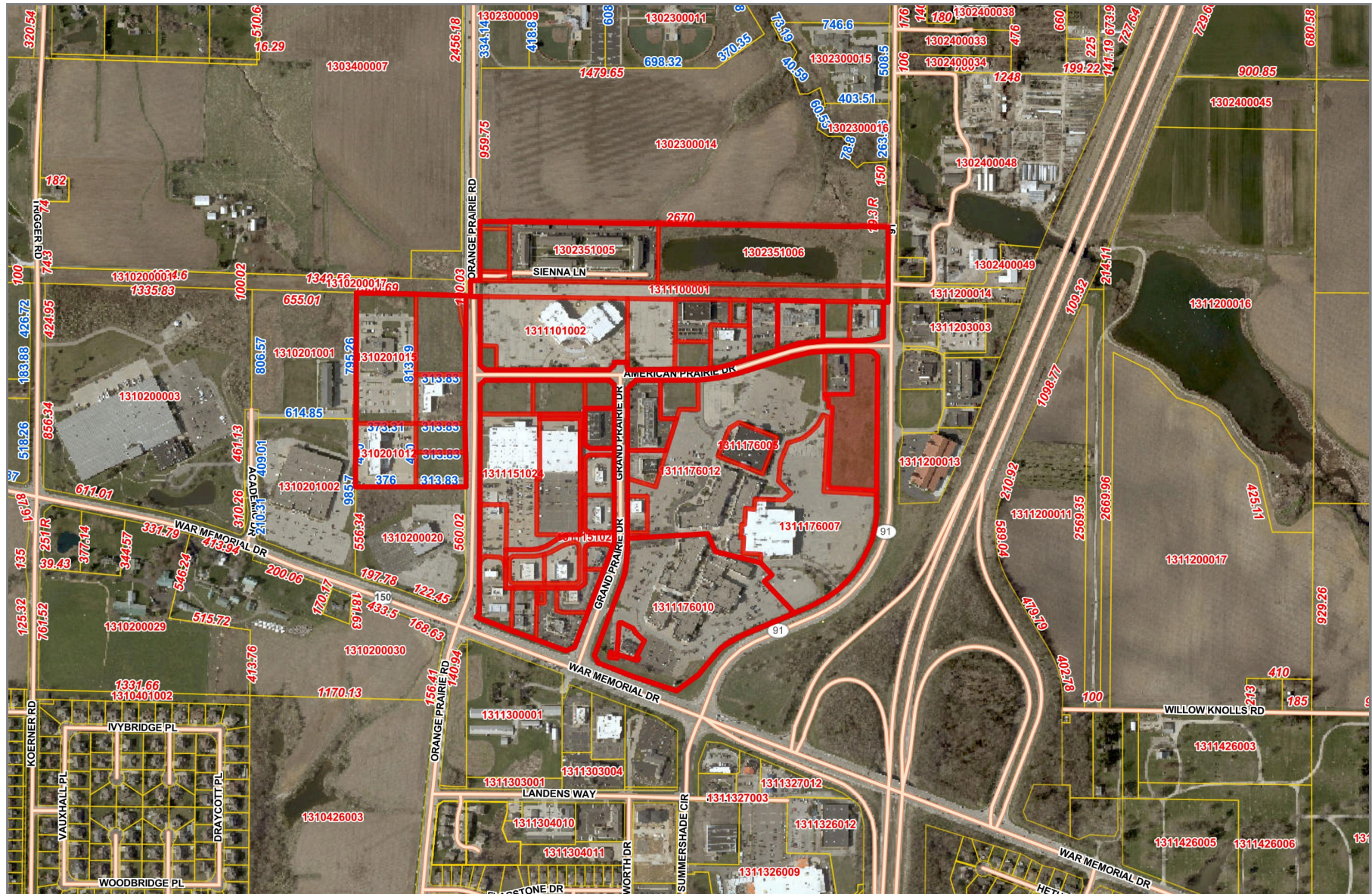
The Shoppes at Grand Prairie - Aerial + Zoning



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 752 feet
6/26/2026

The Shoppes at Grand Prairie - Aerial



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 752 feet
6/26/2026



City of Peoria Development Center

419 Fulton St., Room 203
Peoria, IL 61602-1217
PH: (309) 494-8600 FX: (309) 494-8680
www.peoriagov.org

**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- | | |
|---|---|
| ☐ a) Map Amendment (Rezoning)- Site Plan not required
Current Zoning District: _____
Proposed Zoning District: _____ | ☐ e) Special Permit Signs
☐ (i): Local Sign Regulation/Shopping Center Signs
☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs) |
| ☐ b) Text Amendment | ☐ f) Official Development Plan |
| ☒ c) Special Use | ☐ g) Preliminary / Final Subdivision Plat / Survey Plat |
| ☐ d) Nonconforming Use Change | ☐ h) Residential Cluster Development |
| | ☐ i) Annexation |

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): W AMERICAN PRAIRIE DR, PEORIA, IL
Attach additional sheets if necessary
- b) Parcel ID Number(s): 13-11-177-002
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 5.09 AC +/- d) Current Zoning District: C-2

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: VACANT / UNDEVELOPED / 84 UNITS / 4 APT BLDGS
Existing Use Proposed Use
- b) Building Area (square feet): SEE ELEVATIONS c) Building Height (feet): SEE ELEVATIONS
- d) Parking Spaces Provided: 7 / 163 Parking Required: 6 / 120
Total Accessible Spaces Total Regular Spaces Total Accessible Spaces Total Regular Spaces
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): DENSITY WAIVER ONLY
- ALLOWABLE 15.09 DU/AC; PROPOSED 16.50 DU/AC; INCREASE 1.41 DU/AC

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☒ Multi-Family ☐ Other Development (Describe Below)
84 UNITS / 4 APARTMENT BUILDINGS
- b) Plat/Plan Name: APARTMENTS AT GRAND PRAIRIE c) Number of Lots/Units: 1 LOT / 84 UNITS d) Number of Duplex Lots: 0
- e) Fire District: CITY OF PEORIA f) School District: DUNLAP 323 g) Library District: PEORIA PUBLIC LIB.
- h) Are Private Streets Proposed?: NO i) Is the Project Within City Limits?: YES j) Type of Sewer Provided: PUBLIC GPSD
- k) If Not, Has Project Been Submitted to the County?: N/A l) Requested Waivers and Additional Information (Attach additional sheet as needed):
DENSITY WAIVER ONLY
- ALLOW 84 UNITS ON 5.09 AC = 16.50 DU/AC; ALLOWABLE 15.09 DU/AC; INCREASE 1.41 DU/AC

5. OWNER INFORMATION - REQUIRED

Charles Kellogg PEORIA NEW MALL LLC
 Name Company
 980 N MICHIGAN AVE, STE ¹⁷⁰⁰ ~~1000~~, CHICAGO, IL 60611-7509
 Address, City, State, ZIP+4
312-544-9636 [REDACTED]
 Phone Fax Email
[Signature]
 Signature of Owner

6. APPLICANT INFORMATION - If different from owner

MARK WAGNER PLS PROPS LLC
 Name Company
 7227 N UNIVERSITY, PEORIA, IL 61614
 Address, City, State, ZIP+4
 309-645-4001 [REDACTED]
 Phone Fax Email
[Signature]
 Signature

7. REPRESENTATIVE OF APPLICANT -engineer, architect, attorney or other, if applicable

DEVIN BIRCH, PE AUSTIN ENGINEERING
 Name Company
 311 SW WATER STREET, SUITE 215, PEORIA, IL 61602
 Address, City, State, ZIP+4
 309-691-0224 [REDACTED]
 Phone Fax Email

Applicant's Interest in Property:

- ☐ Contractor
☒ Contract Purchaser
☐ Other _____

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- ☐ Owner
☐ Applicant
☒ Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. **All items listed must be provided!**

FOR ALL APPLICATIONS:

DB
DB

Completed Application -- Illegible or Incomplete applications **will not** be accepted.

Filing Fee:

Map Amendment (Rezoning)		\$0
Downzone to Comprehensive Plan		\$0
Annexation		\$0
Text Amendment		\$0
Special Use, Official Development Plans, Special Signs		\$250 per requested waiver
Residential Cluster Development		\$0
Subdivision Plat		\$0
Survey Plat		\$0

DB

All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

a) MAP AMENDMENT (REZONING)

- _____ Completed Application and Fee
- _____ Legal Description on a compact disc or appropriate digital media (MS Word format)

b) TEXT AMENDMENT

- _____ Completed Application and Fee
- _____ Proposed amendment language (attached)
- _____ Proposed amendment on a compact disc or appropriate digital media (MS Word format)

c) SPECIAL USE

- DB _____ Completed Application and Fee
- DB _____ 1 full-size site plan (see Article 2.9 of the Unified Development Code for site plan requirements)
- DB _____ Building Elevations
- DB _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
- DB _____ Estimated Traffic Generation (Refer to I.T.E. standards)
- DB _____ If the property is zoned CG or C-2, a Development Impact Statement is required. (see Page 3 or Article 2.9.5 of the Unified Development Code for requirements)

d) NONCONFORMING USE CHANGE

- _____ Completed Application and Fee
- _____ 1 full-size site plan (see Article 2.9 of the Unified Development Code for site plan requirements)
- _____ Site Plan & Building Elevations
- _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
- _____ Estimated Traffic Generation (Refer to I.T.E. standards)

e) SPECIAL PERMIT SIGNS

- _____ Completed Application and Fee
- _____ 1 full-size site plan showing the location of the sign, property lines, parking areas, and buildings (see Page 3)
- _____ Sign Elevations / Illustrations
- _____ Site Plan & Elevations
- _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

f) OFFICIAL DEVELOPMENT PLANS

- _____ Completed Application and Fee
- _____ 1 full-size site plan (see Article 2.10 of the Unified Development Code for site plan requirements)
- _____ 1 overall site plan
- _____ Building & Sign Elevations / Illustrations
- _____ Official Development Plan and all supportive materials
- _____ All Documents Electronically Formatted (PDF format) and Legal Description (MS Word format and within Development Plan) on a compact disc or appropriate digital media

g) PRELIMINARY / FINAL SUBDIVISION PLAT

- _____ Completed Application and Fee
- _____ 1 full-size plat drawn to a scale of 1' = 100' (see Article 2.13 of the Unified Development Code for plat requirements)
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

h) RESIDENTIAL CLUSTER DEVELOPMENT

- _____ Completed Application and Fee
- _____ 1 full-size plat drawn to a scale of 1' = 100'
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

i) ANNEXATION

- _____ Completed Application
- _____ Completed Annexation Agreement
- _____ 1 full-size plat drawn to a scale of 1' = 100'
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plat (PDF format), Annexation Agreement and Legal Description (MS Word format) on a compact disc or appropriate digital media

SITE PLAN REQUIREMENTS

All site plans shall show the following items:

SPECIAL USE & NONCONFORMING USE CHANGE – As specified in Article 2.9 of the Unified Development Code.

- (1) All proposed and existing structures
- (2) Points of ingress and egress for the proposed development
- (3) Parking plan (Indicate number of spaces, aisle and typical space dimensions)
- (4) Sign plan (directional, way-finding signs, signs which require a waiver from ordinance requirements)
- (5) Landscaping, screening, and buffering elements
- (6) Lighting plan (Photometric plan)
- (7) Special design treatment (i.e. enhanced landscaping/environmental design, high-quality building materials, innovative site design)
- (8) Boundary Lines / Property Lines (bearings, distance, and acreage)
- (9) Easement locations and purposes
- (10) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (11) Open Space – parcels dedicated or intended for public use or property owner use.
- (12) North Arrow, Development Name, Map Scale, Date of Preparation
- (13) Legal Description (can be provided as an attachment)
- (14) Land Use of all adjacent parcels
- (15) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SPECIAL PERMIT SIGN REQUESTS

- (1) The proposed location of all signs and all existing signs (indicate type of sign)
- (2) All existing structures / buildings
- (3) Parking areas
- (4) Landscaping (required for off-premise signs)
- (5) Special design treatment (i.e. high-quality building materials, innovative design)
- (6) Boundary Lines / Property Lines (bearings & distances)
- (7) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (8) North Arrow, Development Name, Map Scale, Date of Preparation
- (9) Legal Description (can be provided as an attachment)
- (10) Land Use of all adjacent parcels
- (11) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

OFFICIAL DEVELOPMENT PLANS – As specified in Article 2.10 of the Unified Development Code.

The submittal shall be accompanied by appropriate text and plans which properly describes the institution's campus development plans.

- (1) Boundary Lines / Property Lines (bearings & distances) of the development plan area.
- (2) All proposed and existing structures / buildings and the proposed use of those structures
- (3) Points of ingress and egress for the proposed development
- (4) Indicate the areas which require a variation / waiver from the requirements which govern parking, setbacks, signs, perimeter setbacks or landscaping.
- (5) Parking areas
- (6) Landscaping (required for off-premise signs)
- (7) Lighting Plan, including illuminated signs (Photometric Plan)
- (8) Special design treatment (i.e. high-quality building materials, innovative design)
- (9) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (10) North Arrow, Development Name, Map Scale, Date of Preparation
- (11) Legal Description (can be provided as an attachment)
- (12) Land Use of all adjacent parcels
- (13) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SUBDIVISIONS – As specified in Article 2.13 of the Unified Development Code.

Due to the nature of this review, it is required that the applicant refer to Article 2.13 of the Unified Development Code for all application procedures and submittal requirements.

SPECIAL USE EXHIBIT

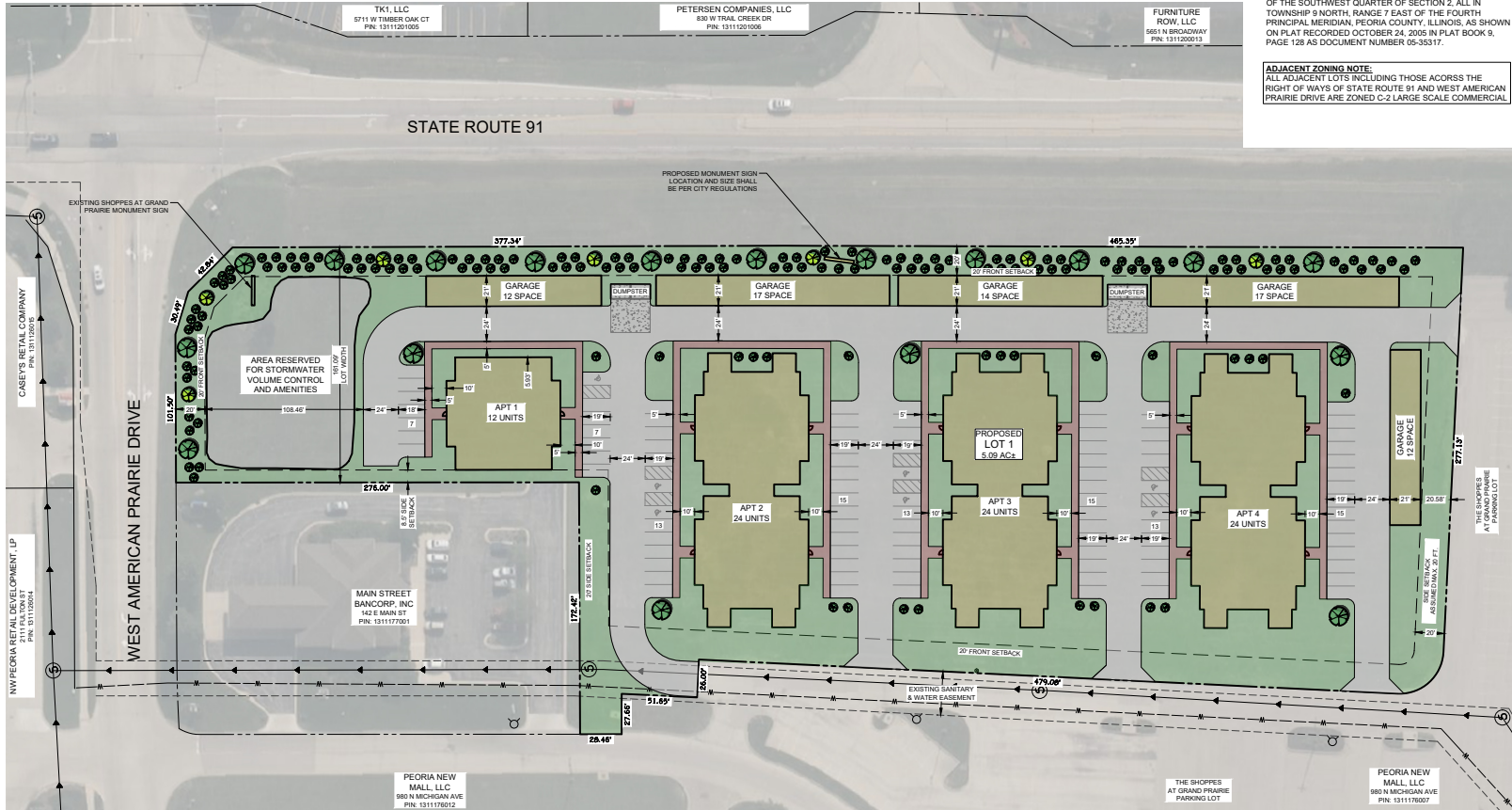
APARTMENTS AT GRAND PRAIRIE - PEORIA IL

LEGAL DESCRIPTION

LOT 8 OF SHOPPES EAST, A SUBDIVISION OF PART 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.

ADJACENT ZONING NOTE:

ALL ADJACENT LOTS INCLUDING THOSE ACROSS THE RIGHT OF WAYS OF STATE ROUTE 91 AND WEST AMERICAN PRAIRIE DRIVE ARE ZONED C-2 LARGE SCALE COMMERCIAL.



PROJECT INFORMATION	
OWNER	PEORIA NEW MALL LLC
PROPERTY ADDRESS	W AMERICAN PRAIRIE DR, PEORIA, IL
PARCEL ID	13-11-177-002
ZONING	C-2 LARGE SCALE COMMERCIAL
PROPOSED USE	84-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT
APPLICANT / DEVELOPER	PLS PROPS. LLC.
SITE AREA	5.09 ACRES

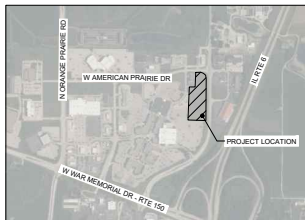
SITE DATA / PARKING SUMMARY	
TOTAL DWELLING UNITS	84
THREE-BEDROOM UNITS	24
TWO-BEDROOM UNITS	60
TOTAL BEDROOMS	192
PARKING PROVIDED	
SURFACE PARKING SPACES	98
ACCESSIBLE SPACES	7
GARAGE SPACES	72
TOTAL PARKING SPACES	170
PARKING REQUIRED	126
PARKING PROVIDED EXCEEDS REQUIREMENT	

SPECIAL USE REQUEST SUMMARY	
THE APPLICANT REQUESTS SPECIAL USE APPROVAL FOR AN 84-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT IN THE C-2 LARGE SCALE COMMERCIAL DISTRICT.	
THE ONLY REQUESTED WAIVER IS A DENSITY WAIVER. TO THE MAXIMUM ALLOWABLE 15.09 UNITS/PER ACRE DENSITY 84 UNITS / 5.09 AC = 16.50 UNITS PER ACRE	

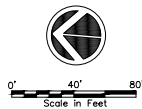
SETBACK TYPE	REQUIREMENT
FRONT YARD SETBACK	20 FT MINIMUM
CORNER SIDE YARD SETBACK	20 FT MINIMUM
SIDE YARD SETBACK	5% OF PARCEL WIDTH, 20 FT MAXIMUM
REAR YARD SETBACK	5% OF PARCEL WIDTH, 20 FT MAXIMUM
MAXIMUM BUILDING HEIGHT	45 FT

TRAFFIC SUMMARY (PER TRAFFIC MEMO)	
DAILY TRIPS	593
AM PEAK-HOUR TRIPS	42
PM PEAK-HOUR TRIPS	48

GENERAL NOTES	
1	CONCEPTUAL LANDSCAPING AND SCREENING SHOWN FOR SPECIAL USE REVIEW.
2	FINAL LANDSCAPE PLAN AND PHOTOMETRIC PLAN TO BE PROVIDED WITH FINAL ENGINEERING / SITE PLAN SUBMITTAL.
3	SIGN AND LIGHTING PLANS SHALL BE PROVIDED DURING SITE PLAN SUBMITTAL.
4	BUILDING ELEVATIONS / RENDERINGS TO BE PROVIDED BY ARCHITECT UNDER SEPARATE COVER.
5	FINAL GRADING, UTILITIES, STORMWATER, AND EROSION CONTROL TO BE PROVIDED WITH FINAL ENGINEERING.



LOCATION MAP
NOT TO SCALE



LANDSCAPE LEGEND SHADE TREE ORNAMENTAL / INTERMEDIATE TREE SHRUB	LEGEND SUBJECT PARCEL PROPERTY LINE EXISTING WATER AND SANITARY SEWER EASEMENT EXISTING SANITARY SEWER LINE EXISTING WATER MAIN BUILDING SETBACK LINE PROPOSED LAWN PROPOSED SIDEWALK PROPOSED PARKING LOT PAVEMENT
EXTERIOR / FRONTAGE LANDSCAPING TOTAL EXTERIOR FRONTAGE USED: 1,441.2 FT REQUIRED LANDSCAPE POINTS: 721 POINTS REQUIRED TREE POINTS: 361 POINTS REQUIRED SHRUB POINTS: 361 POINTS PROVIDED: 13 SHADE TREES @ 20 POINTS = 260 POINTS 7 ORNAMENTAL / INTERMEDIATE TREES @ 15 POINTS = 105 POINTS 121 SHRUBS @ 3 POINTS = 363 POINTS TOTAL TREE POINTS PROVIDED = 365 POINTS TOTAL SHRUB POINTS PROVIDED = 363 POINTS TOTAL FRONTAGE POINTS PROVIDED = 728 POINTS EXTERIOR / FRONTAGE LANDSCAPING COMPLIES	INTERIOR / PARKING LOT LANDSCAPING TOTAL PARKING PROVIDED: 170 SPACES REQUIRED PARKING LOT LANDSCAPE POINTS: 170 POINTS REQUIRED INTERIOR SHADE TREE POINTS: 85 POINTS PROVIDED: 5 INTERIOR SHADE TREES @ 20 POINTS = 100 POINTS 24 PARKING LOT SHRUBS @ 3 POINTS = 72 POINTS TOTAL PARKING LOT POINTS PROVIDED = 172 POINTS INTERIOR SHADE TREE POINTS PROVIDED = 100 POINTS INTERIOR / PARKING LOT LANDSCAPING COMPLIES TOTAL SITE SHADE TREES: 18 TOTAL SITE ORNAMENTAL / INTERMEDIATE TREES: 7 TOTAL SITE SHRUBS: 145

SCREENING NOTES	
ITEM	NOTE
DUMPSTER SCREENING	DUMPSTER / REFUSE AREAS SHALL BE SCREENED ON FOUR SIDES, INCLUDING ACCESS GATES, BY A SOLID COMMERCIAL-GRADE WOOD FENCE, MASONRY WALL, OR EQUIVALENT MATERIAL, 6 FT MINIMUM AND 7 FT MAXIMUM HEIGHT.
MECHANICAL SCREENING	GROUND-MOUNTED AND ROOF-TOP MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH CITY REQUIREMENTS.
TRANSITIONAL BUFFER	NO TRANSITIONAL BUFFER YARD IS REQUIRED BASED ON THE ADJACENT COMMERCIAL / RETAIL USES SHOWN. IF ADJACENT RESIDENTIAL ZONING IS IDENTIFIED DURING CITY REVIEW, BUFFER REQUIREMENTS SHALL BE ADDRESSED WITH THE FINAL LANDSCAPE PLAN.
SIGHT TRIANGLES	LANDSCAPING SHALL BE LOCATED TO MAINTAIN REQUIRED SIGHT DISTANCE AT DRIVEWAYS AND INTERNAL INTERSECTIONS.

SPECIAL USE SUBMITTAL PACKAGE AND DEVELOPMENT IMPACT STATEMENT

Apartments at Grand Prairie - Peoria, Illinois

Project Information

ITEM	INFORMATION
PROJECT	Apartments at Grand Prairie
ADDRESS	W American Prairie Drive, Peoria, Illinois
PARCEL ID	13-11-177-002
LEGAL DESCRIPTION	LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.
OWNER	Peoria New Mall LLC
APPLICANT / DEVELOPER	PLS Props LLC / Mark Wagner
REPRESENTATIVE	Austin Engineering Co., Inc. / Hayden Ullrich, PE
SITE AREA	5.09 acres +/-
CURRENT ZONING	C-2 Large Scale Commercial
PROPOSED USE	84 dwelling units in 4 apartment buildings

Special Use Request

The applicant requests Special Use approval for an 84-unit multifamily residential development in 4 apartment buildings within the C-2 Large Scale Commercial District. The only requested waiver is a density waiver. The otherwise allowable density is 15.09 dwelling units per acre; the proposed density is approximately 16.50 dwelling units per acre, resulting in a requested increase of approximately 1.41 dwelling units per acre.

Application / Form Information

ITEM	INFORMATION
TYPE OF REQUEST	Special Use
EXISTING USE	Vacant / undeveloped
PROPOSED USE	84 dwelling units in 4 apartment buildings
PARKING REQUIRED	126 spaces
PARKING PROVIDED	170 spaces
SEWER PROVIDED	Public GPSD
FIRE DISTRICT	City of Peoria
SCHOOL DISTRICT	Dunlap CUSD #323
LIBRARY SERVICE	Peoria Public Library / North Branch service area
PRIVATE STREETS PROPOSED	No
PROJECT WITHIN CITY LIMITS	Yes

UDC / Special Use Site Plan Requirements

ITEM	INFORMATION
PROPOSED AND EXISTING STRUCTURES	Shown on Special Use Exhibit
INGRESS / EGRESS	Shown on Special Use Exhibit
PARKING PLAN / DIMENSIONS	Shown on Special Use Exhibit
SIGN PLAN	Proposed monolithic/monument sign along State Route 91 frontage; final sign permit required
LANDSCAPING / SCREENING / BUFFERING	Shown on Special Use Exhibit; compliance table included
LIGHTING / PHOTOMETRIC PLAN	Conceptual exterior lighting not shown; final photometric plan to be provided with final engineering
SPECIAL DESIGN TREATMENT	Refer to elevations/rendering
BOUNDARY / PROPERTY LINES	Shown on Special Use Exhibit
EASEMENTS	Shown on Special Use Exhibit
ADJACENT STREETS	Shown on Special Use Exhibit
OPEN SPACE / AMENITY AREA	Shown on Special Use Exhibit
NORTH ARROW / SCALE / DATE	Shown on Special Use Exhibit
LEGAL DESCRIPTION	Included on exhibit and as separate attachment
ADJACENT LAND USES / ZONING	Shown on Special Use Exhibit

Landscape Compliance Summary

ITEM	INFORMATION
EXTERIOR / FRONTAGE LANDSCAPING	Required: 721 points; Provided: 728 points; Complies
INTERIOR / PARKING LOT LANDSCAPING	Required: 170 points; Provided: 172 points; Complies
TOTAL SHADE TREES	18
TOTAL ORNAMENTAL / INTERMEDIATE TREES	7
TOTAL SHRUBS	145

Legal Description

LOT B OF SHOPPES EAST, A SUBDIVISION OF LOT 1 OF SHOPPES AT GRAND PRAIRIE, A SUBDIVISION OF PART OF LOT 2 OF PEORIA REGIONAL CENTER, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 11, PART OF THE NORTHEAST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED OCTOBER 24, 2005 IN PLAT BOOK 9, PAGE 128 AS DOCUMENT NUMBER 05-35317.

Submittal Attachments

- Completed Planning and Zoning Commission Application
- Special Use Exhibit
- Development Impact Statement
- Traffic Generation Statement / ITE Supporting Material
- Legal Description
- Architectural Elevations and Renderings

Development Impact Statement

1. Project Summary

The proposed project is an 84-unit multifamily residential development in 4 apartment buildings on an approximately 5.09-acre site located along W American Prairie Drive, Peoria, Illinois. The subject property is identified as Parcel ID 13-11-177-002 and is zoned C-2 Large Scale Commercial. Multifamily residential use requires Special Use approval within the C-2 District.

ITEM	INFORMATION
OWNER	Peoria New Mall LLC
APPLICANT / DEVELOPER	PLS Props LLC / Mark Wagner
SITE AREA	5.09 acres +/-
PROPOSED USE	84 dwelling units in 4 apartment buildings
CURRENT ZONING	C-2 Large Scale Commercial
REQUESTED WAIVER	Density waiver only

2. Density Waiver

The otherwise allowable density is 15.09 dwelling units per acre. The proposed development includes 84 dwelling units on an approximately 5.09-acre site, resulting in a proposed density of approximately 16.50 dwelling units per acre. The requested density increase is approximately 1.41 dwelling units per acre. No other waivers are requested at this time.

3. Existing Site Conditions and Surrounding Uses

The subject property is located within the Shoppes at Grand Prairie commercial area. The surrounding properties, including parcels across State Route 91 and West American Prairie Drive, are identified on the exhibit as C-2 Large Scale Commercial. The project is proposed as a compatible residential use within an established commercial and mixed-use development context.

4. Site Design and Special Design Treatment

The site plan provides internal vehicular circulation, surface parking, detached garage parking, pedestrian sidewalk connections, landscape areas, screening, volume-control area, and open space/amenity areas. Special design treatment shall refer to the architectural elevations/rendering submitted with or under separate cover for the Special Use review.

5. Traffic and Access

A traffic generation statement prepared by DAW Traffic Engineering LLC uses ITE Land Use Code 220, Multifamily Housing (Low-Rise), Not Close to Rail Transit. The proposed development is estimated to generate 593 daily trips, 42 AM peak-hour trips, and 48 PM peak-hour trips. The site plan shows internal circulation and access consistent with the conceptual Special Use exhibit. Final access and construction details will be addressed with final engineering plans.

6. Parking

The project requires 126 parking spaces based on 84 dwelling units at 1.5 spaces per unit. The proposed plan provides 170 total parking spaces, including 98 surface spaces, 7 accessible spaces, and 72 garage spaces. Parking provided exceeds the minimum requirement.

7. Landscaping, Screening, and Buffering

The Special Use exhibit includes conceptual landscaping and screening information. Exterior/frontage landscaping provides 728 points where 721 points are required. Interior/parking lot landscaping provides 172 points where 170 points are required. The minimum planting shown includes 18 shade trees, 7 ornamental/intermediate trees, and 145 shrubs. Dumpster/refuse areas shall be screened on four sides, including access gates, by a solid commercial-grade wood fence, masonry wall, or equivalent material, 6 feet minimum and 7 feet maximum height. Final landscape species, sizes, and installation details shall be provided with final engineering/site plan submittal.

8. Signage

A proposed monolithic/monument sign is anticipated along the State Route 91 frontage of the property near the approximate midpoint. Final sign location, size, and design shall comply with City requirements and shall be reviewed through the applicable sign permit process.

9. Lighting

Conceptual exterior lighting is not shown on the Special Use exhibit. Final exterior lighting and photometric plans shall be provided with the final engineering/site plan submittal. All exterior lighting shall be full cut-off LED fixtures and shall comply with City of Peoria requirements.

10. Utilities and Public Services

Sanitary sewer and water service are available for connection. Illinois American Water Company and the Greater Peoria Sanitary District will be contacted to confirm adequate capacities for the proposed development. Sewer service is public GPSD. The fire district is the City of Peoria. The anticipated school district is Dunlap CUSD #323. The library service is provided by Peoria Public Library, with the North Branch serving the Grand Prairie area. Final utility routing, sizing, and service coordination will be completed with final engineering plans.

11. Stormwater Management

Stormwater management for the project is anticipated to require volume control only because a shared detention basin serves the overall subdivision. The Special Use exhibit identifies an area reserved for stormwater volume control and amenities. Final volume control design, grading, storm sewer, and erosion control details shall be provided with final engineering/site plan submittal.

12. Conclusion

The proposed 84-unit multifamily residential development in 4 apartment buildings is compatible with the surrounding C-2 commercial context and provides sufficient parking, access, landscaping, screening, and utility/stormwater planning for Special Use review. The requested density waiver is the only waiver identified at this time. Final engineering, architectural, landscaping, lighting, and utility details will be provided with subsequent required submittals.

identified at this time. Final engineering, architectural, landscaping, lighting, and utility details will be provided with subsequent required submittals.

DATE: 19 May 2026

TO: Devin Birch, Hayden Ullrich
Austin Engineering

FROM: David Wright, PE

RE: **Trip Generation Statement
Apartments at Grand Prairie
Peoria, Illinois**

Introduction

DAW Traffic Engineering LLC has been retained to prepare a trip generation statement for the proposed Apartments at Grand Prairie development located in the southwest quadrant of IL Rte. 91 & West American Prairie Drive.

The 5.09-acre parcel is zoned C-2 and requires a Special Use permit for the proposed 84-unit apartment building complex.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. Table 1 summarizes the trip generation estimates for the proposed development.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multifamily Housing (Low Rise) Not Close to Rail Transit	220	84	Dwelling Units	593	10	32	30	18

The development is projected to generate 593 daily trips, with 42 AM and 48 PM peak hour trips.

Please contact me at david@dawtraffic-eng.com or at 352.459.6638 with any questions.

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

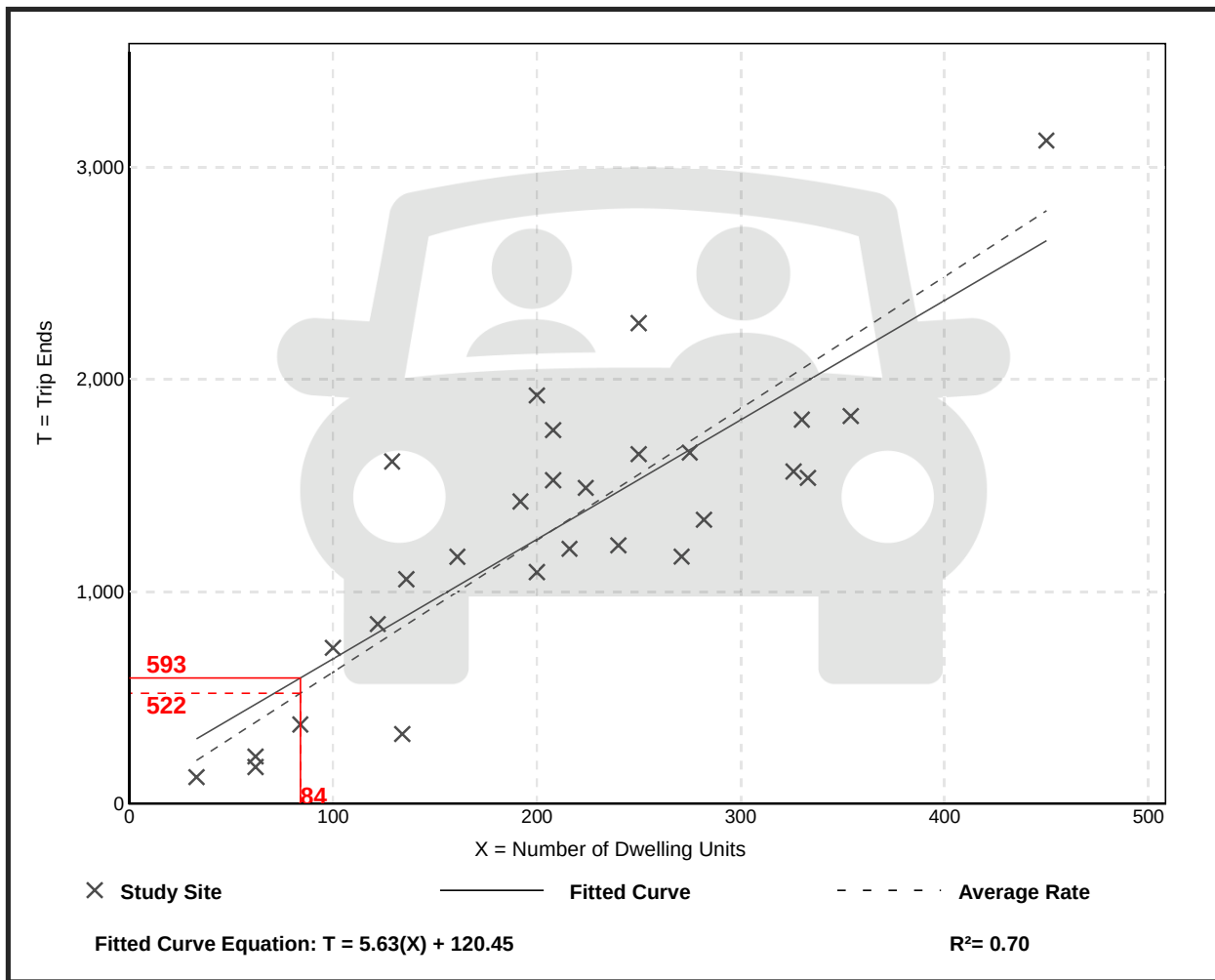
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

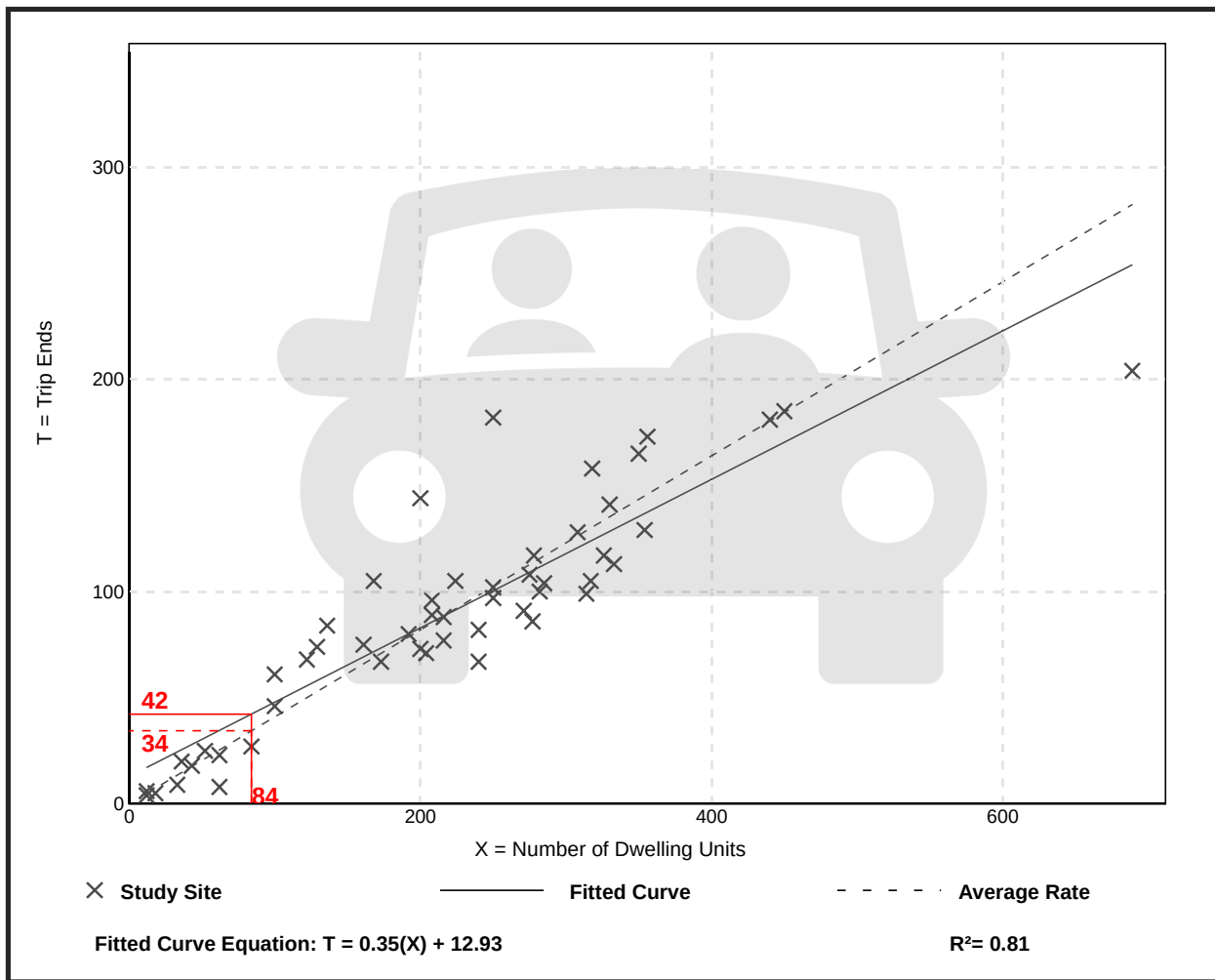
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

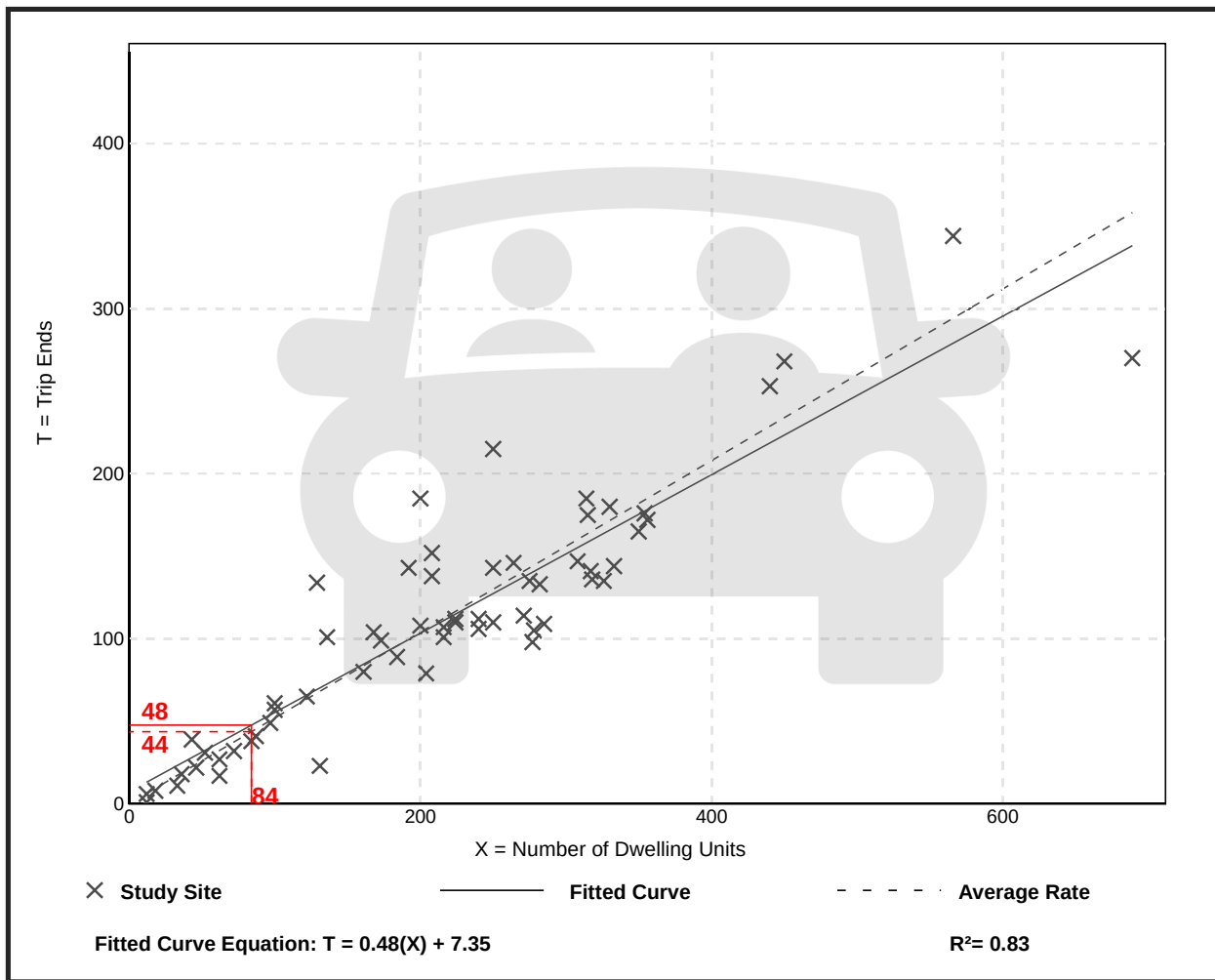
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Project:

3 Story, 2-Bed & 3-Bed Apartment Bldgs.

Grand Prarie Apartments

W. American Prarie Dr.

Peoria, Illinois



FRONT & REAR ELEVATION - 2 BED & 3 BED UNITS

Owners:

Professional Leasing &

Real Estate

7227 N. University St.

Peoria, IL



KELLY A. SANNER

Architect Planner Construction Mgr

Project:
3 Story, 2-Bed & 3-Bed Apartment Bldgs.
Grand Prarie Apartments
W. American Prarie Dr.
Peoria, Illinois

Owners:
Professional Leasing &
Real Estate
7227 N. University St.
Peoria, IL



KELLY A. SANNER

Architect Planner Construction Mgr

Index of Drawings

S-1 Foundation Plan, Details
S-2 Framing Plans, Details
S-2 Roof Framing Plan, Details

A-1 Main Level, 2nd Level Plan
A-2 3rd Level Plan
A-3 1/4" Scale Plans of 2 Bed, 3 Bed & ADA, Schedules
A-4 Front, Rear & Side Elevations, Deck Details
A-5 Building Section, Stairs, Details
A-6 Wall Sections

ME-1 Plumbing & Electrical Plans, Notes & Legend:
Hvac Plan, Notes & Legends - 2 BED
ME-2 Plumbing & Electrical Plans, Notes & Legends-3 Bed
ME-3 Hvac Plans, Notes & Legends-3 Bed

GA-1 12 Stall Garage Foundation, Plan, Elevation & Details
GA-2 17 Stall Garage Foundation, Plan, Elevation & Details
GA-3 14 Stall Garage Foundation, Plan, Elevation & Details

General Notes:

3 STORY, 2-BED & 3-BED APARTMENT BLDGS.
PROJECT GRAND PRARIE APARTMENTS

ADDRESS W. AMERICAN PRARIE DR.

CITY PEORIA STATE ILLINOIS

INTERNATIONAL BUILDING CODES: 2018 IBC
USE GROUP CLASSIFICATION: GROUP R2
TYPE CONSTRUCTION CLASSIFICATION: TYPE VB
ZONING CLASSIFICATION:

DESIGN LOADS: LIVE DEAD
ROOF: 30 PSF 10 PSF
WIND: 20 PSF 115 MPH
FLOOR: 50 PSF 10 PSF

SOIL COMPACTION: 2000 PSF ASSUMED
WIND EXPOSURE CATEGORY: B
GROUND SNOW LOAD: 30 psf

SEISMIC FACTORS:
USE GROUP: I
IMPORTANCE FACTOR: 1

Ss 25.06 S_{DS} 0.262
S₁ 11.63 S_{DS1} 0.164

STRUCTURAL DESIGN STANDARDS: LRFD
SEISMIC DESIGN CATEGORY: II, B, C

THIS SET OF PLANS AND/OR SPECIFICATIONS MEETS THE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE EFFECTIVE APRIL 24, 1997
ARCHITECT
NAME: KELLY A. SANNER TITLE:

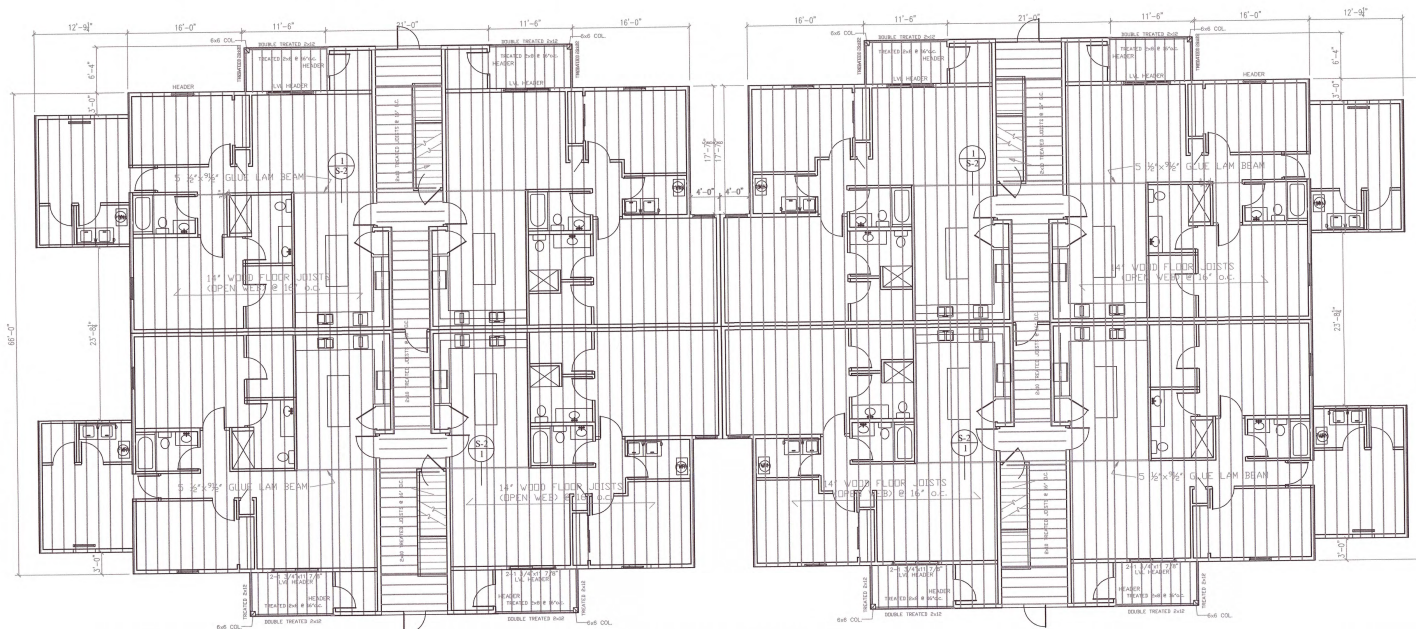
ORGANIZATION:

CODES:

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE TO THE BEST STANDARDS OF THE TRADES INVOLVED AND IN ACCORDANCE TO ALL CITY CODES AND ORDINANCES: 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL MECHANICAL AND FUEL GAS CODE, 2018 ILLINOIS PLUMBING CODE, 2017 NATIONAL ELECTRICAL CODE, 2018 ILLINOIS ACCESSIBILITY CODE, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, 2018 ILLINOIS ENERGY CONSERVATION CODE, AND THE ILLINOIS ARCHITECTURE PRACTICE ACT

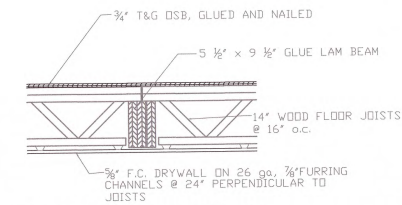
STATEMENT OF COMPLIANCE
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF ENVIRONMENTAL BARRIERS ACT (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 et SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM CODE 400.

SIGNED: Kelly A. Sanner
ARCHITECT
ILLINOIS REGISTRATION NO. 001-009602
DATE: JUNE 2, 2026



FLOOR FRAMING PLAN @ SECOND & THIRD LEVEL
 SCALE: 1/8"=1'-0"

NOTE: TYP HEADERS 2-2X12
 WITH 2 "CRIPPLES" EACH END



1
S-2 **DETAIL @ FLOOR TRUSS**
 SCALE: 1"=1'-0"

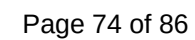
3 STORY APARTMENTS, 2 & 3-BED UNITS
GRAND PRAIRIE APARTMENTS
 W. AMERICAN PRARIE DR.
 PEORIA, ILLINOIS

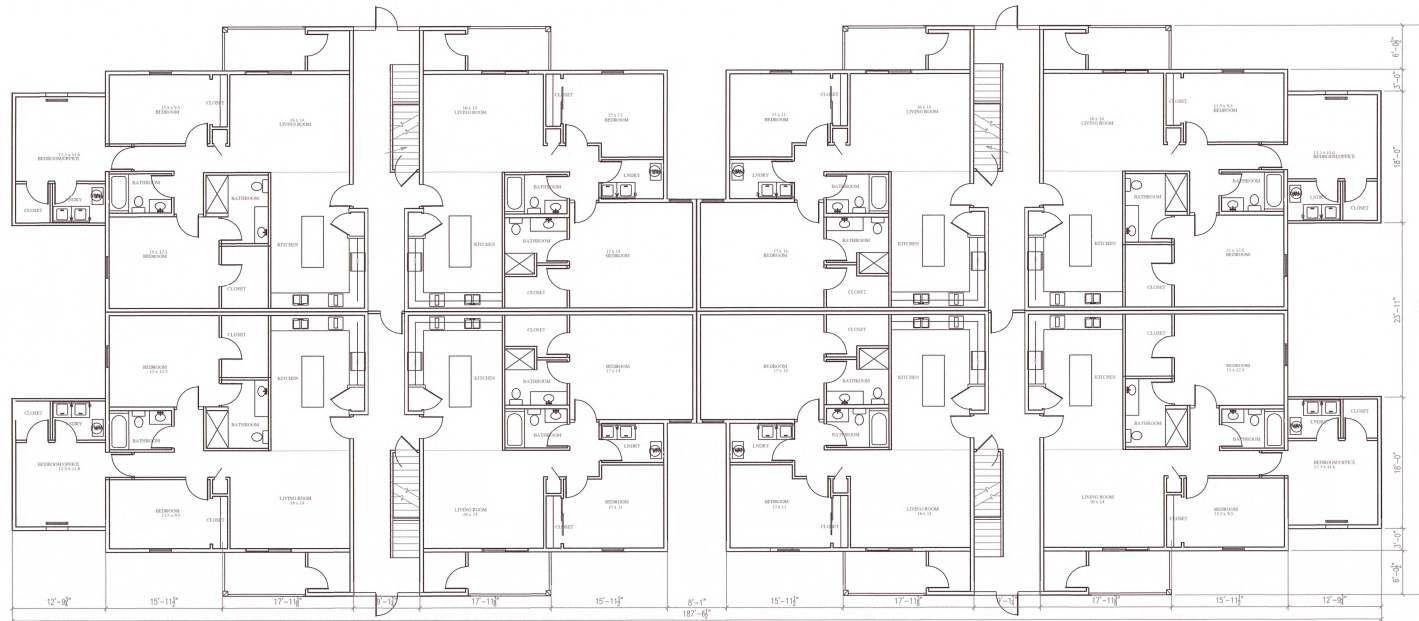
Project No.
 25-22-B
 DRAWN BY
 KAS



KELLY A. SANNER
 Architect ▼ Planner ▼ Construction Mgr
 3822 Camp Cilca Rd.
 Cantrall, IL 62625
 CEL 217-971-1132

08/14/25	Sheet No.
08/17/25	
09/04/25	
12/18/25	
02/10/26	
03/06/26	
04/02/26	
06/02/26	
	S-2

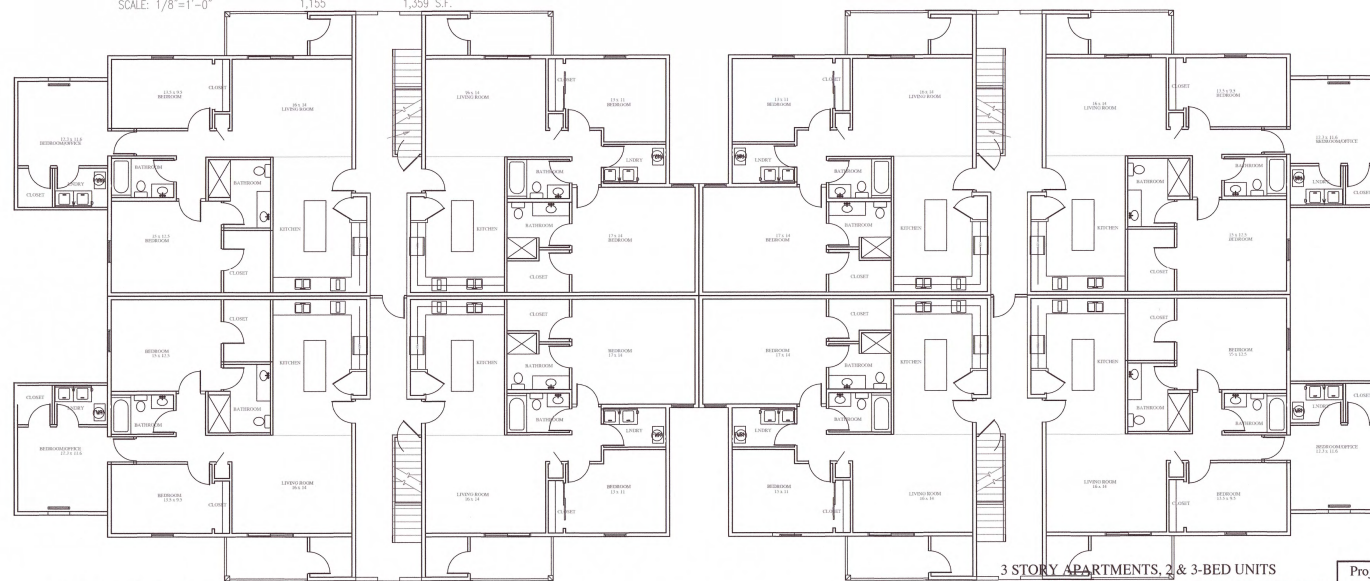




LOWER LEVEL PLAN - 2 BED & 3 BED UNITS

SCALE: 1/8"=1'-0"

1,155 1,359 S.F.



2nd & 3rd LEVEL PLAN - 2 BED & 3 BED UNITS

SCALE: 1/8"=1'-0"

1,155 1,359 S.F.

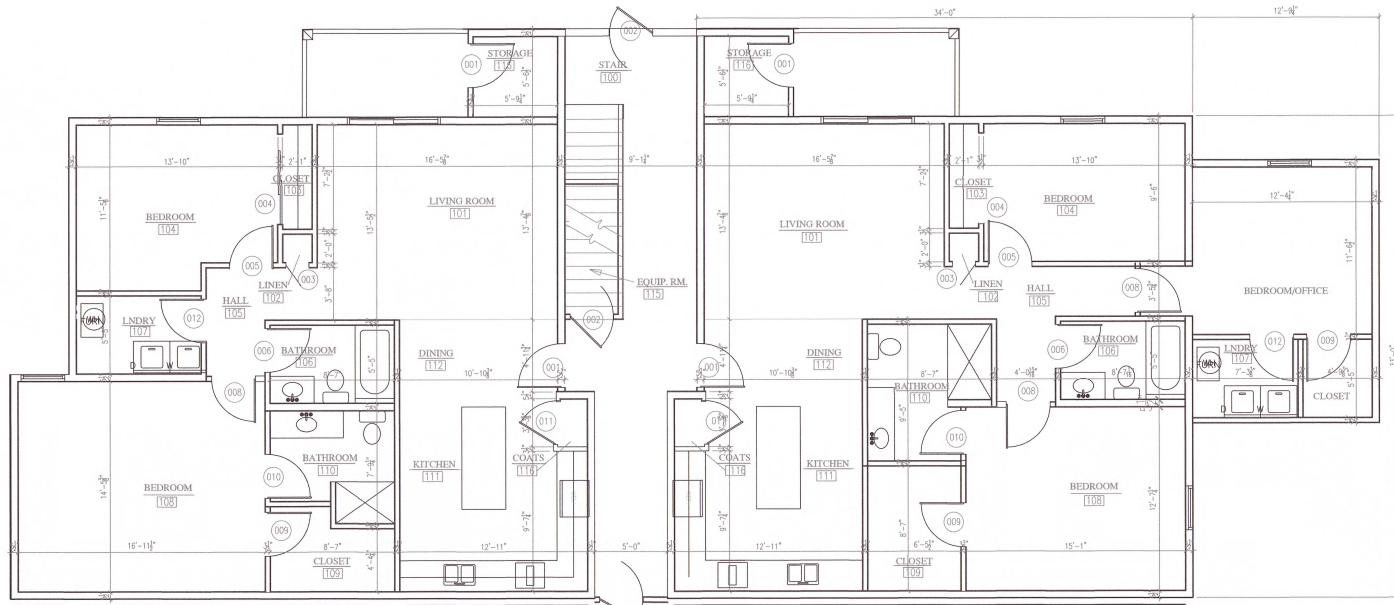
3 STORY APARTMENTS, 2 & 3-BED UNITS
GRAND PRAIRIE APARTMENTS
 W. AMERICAN PRARIE DR.
 PEORIA, ILLINOIS

Project No.
 25-22-B
 DRAWN BY
 KAS



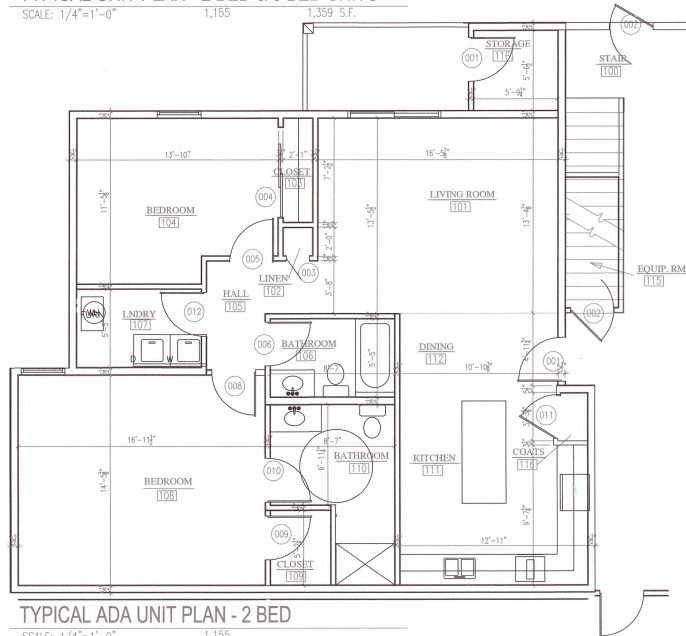
KELLY A. SANNER
 Architect ▽ Planner ▽ Construction Mgr
 3822 Camp Cilex Rd.
 Central, IL 63623
 TEL 217-971-1132

Date	08/14/25 08/13/25 07/04/25 02/18/25 02/10/25 03/06/26 04/02/26 06/02/26	Sheet No. A-1
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TYPICAL UNIT PLAN - 2 BED & 3 BED UNITS

SCALE: 1/4"=1'-0" 1,155 1,359 S.F.



TYPICAL ADA UNIT PLAN - 2 BED

SCALE: 1/4"=1'-0" 1,155

TYP DOOR SCHEDULE											
MARK	DOOR	SIZE			FRAME	DETAILS		HOW.	LABEL	REMARKS	
		ELEV.	MATERIAL	WIDTH		HEIGHT	THICK.				TYPE
001	METAL	3'-0"	8'-0"	1 3/8"	WOOD	METAL	4'-0"	H2	J2	1-HL	
002	METAL	3'-0"	8'-0"	1 3/8"	WOOD	METAL	4'-0"	H2	J2	1-HL	
003	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2	SLIDING	
004	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
005	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
006	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
007	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
008	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
009	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
010	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
011	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		
012	WOOD	3'-0"	8'-0"	1 3/8"	WOOD	WOOD	4'-0"	H2	J2		

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
100	STAIR	CONC.	WOOD	SLIDING	P.T.B. GYP.	VARES	
101	LIVING ROOM	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
102	LINEN	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
103	CLOSET	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
104	BEDROOM	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
105	HALL	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
106	BATHROOM	CER. TILE	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
107	LAUNDRY/PURCHASE	CER. TILE	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
108	BEDROOM	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
109	CLOSET	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
110	BATHROOM	CER. TILE	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
111	KITCHEN	CER. TILE	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
112	DINING	CER. TILE	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
113	PAINTY	CER. TILE	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
114	CORRIDOR	DECK	WOOD	SLIDING	P.T.B. GYP.	VARES	
115	EQUIPMENT ROOMS	CONC.	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	
116	STORAGE	C	WOOD	P.T.B. GYP.	P.T.B. GYP.	8'-1"	

NOTE: ALL INTERIOR FINISHES TO BE CLASS "B" WITH FLAMESPREAD OF 26-75 & SMOKE DEVELOPED OF 0-450.

ABBREVIATIONS

CER. TILE - CERAMIC TILE
V.C.T. - VINYL COMPOSITION TILE
Q. TILE - QUARRY TILE
S.A.T. - REGULAR CLASS "A", FISSURED.
NON-DIRECTIONAL TILE 2"x2"
S.A.T.P. - VINYL FACED MASONRY
RUBBER - 4" RUBBER BASE
P.T.B. GYP. - PAINTED GYPSUM BOARD
P.T.B. CMU - PAINTED CONCRETE MASONRY
V - VINYL
C - CARPET

WALL TYPE (ALL WALLS TO RECEIVE 3 1/2" FIBERGLAS INSUL FOR SOUND)

A - 5/8" DRYWALL BOTH SIDES OF WOOD STUDS @ 16" o.c.
B - 5/8" FC DRYWALL BOTH SIDES OF WOOD STUDS @ 16" o.c. (1-hr. RATED)
C - 5/8" DRYWALL ON WOOD STUDS @ 16" o.c., 7/16" OSB, BRICK AND SIDING

NOTE

1) ALL INSULATION (WALLS AND ATTIC) SHALL HAVE A MAXIMUM FLAME/SMOKE RATING OF 25/450.
2) ALL INTERIOR FLOOR FINISHES SHALL HAVE A MINIMUM CLASS II FIRE RESISTANCE RATING.

3 STORY APARTMENTS, 2 & 3-BED UNITS
GRAND PRARIE APARTMENTS
W. AMERICAN PRARIE DR.
PEORIA, ILLINOIS

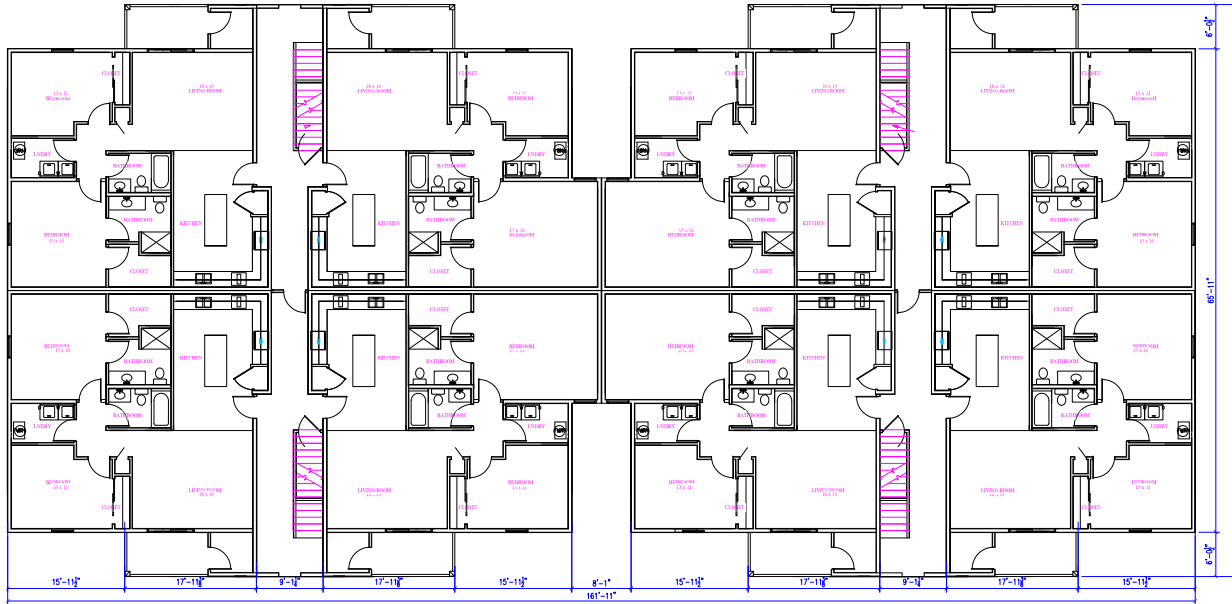
Project No.
25-22-B
DRAWN BY
KAS



KELLY A. SANNER
Architect • Planner • Construction Mgr.
3822 Camp Cileca Rd.
Cantrell, IL 62625
CEL 217-971-1132

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03/06/25
04/02/25
06/02/25

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3rd LEVEL PLAN - 2 BED

SCALE: 1/8"=1'-0" 1,155

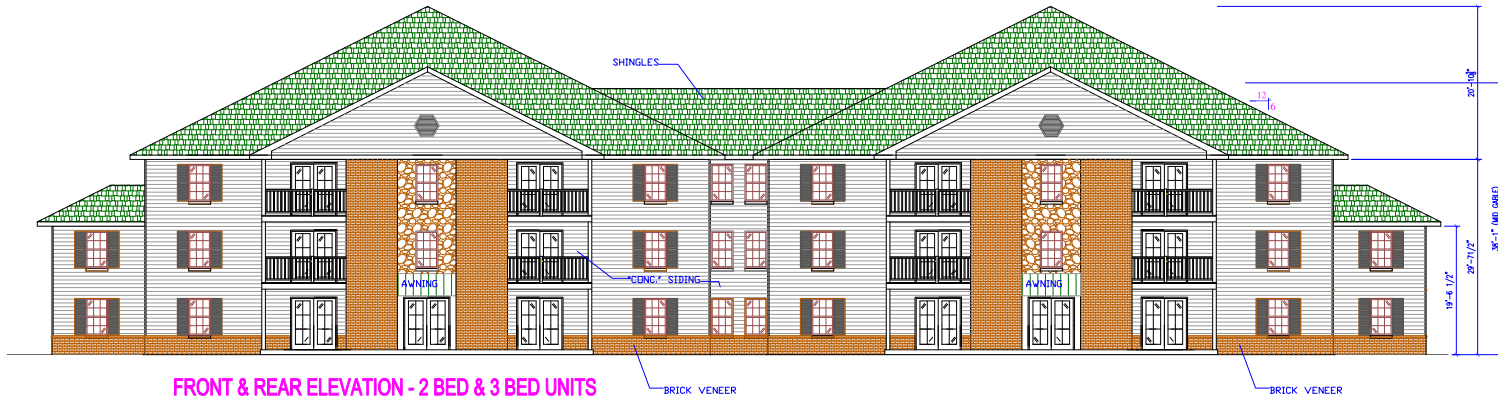
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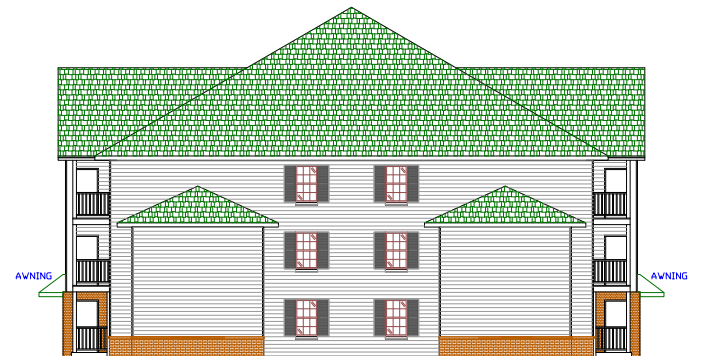
KELLY A. SANNER
 Architect/Planner/Construction Mgr
 3822 Camp Cilca Rd.
 Cantrall, IL 62623
 CEL 217-971-1132

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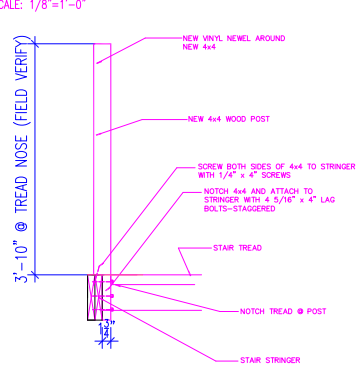
FRONT & REAR ELEVATION - 2 BED & 3 BED UNITS

SCALE: 1/8"=1'-0"



SIDE ELEVATIONS - 2 BED & 3 BED UNITS

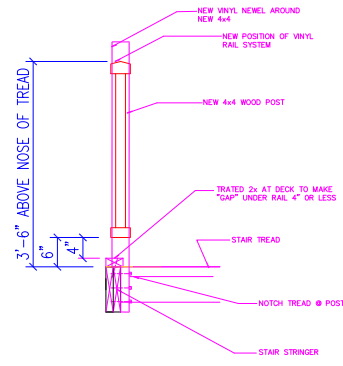
SCALE: 1/8"=1'-0"



1 NEWEL POST ATTACHMENT-STAIR

SCALE: 1"=1'-0"

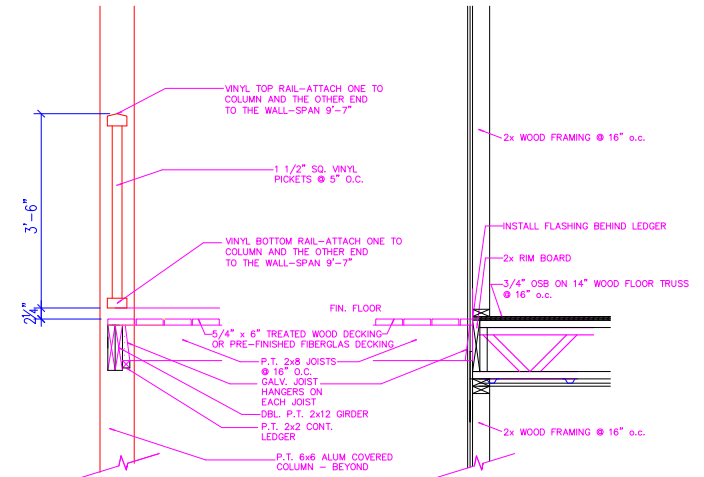
NOTE:
RAIL SUPPORT DETAILS PROVIDED BY MANUFACTURER
RAIL SYSTEM TO SUPPORT 250 LB. OUTWARD THRUST



2 REVISED "GUARDRAIL" POSITION-STAIR

SCALE: 1"=1'-0"

NOTE:
RAIL SUPPORT DETAILS PROVIDED BY MANUFACTURER
RAIL SYSTEM TO SUPPORT 250 LB. OUTWARD THRUST



1 DECK DETAIL

SCALE: 1"=1'-0"

NOTE:
RAIL SUPPORT DETAILS PROVIDED BY MANUFACTURER
RAIL SYSTEM TO SUPPORT 250 LB. OUTWARD THRUST

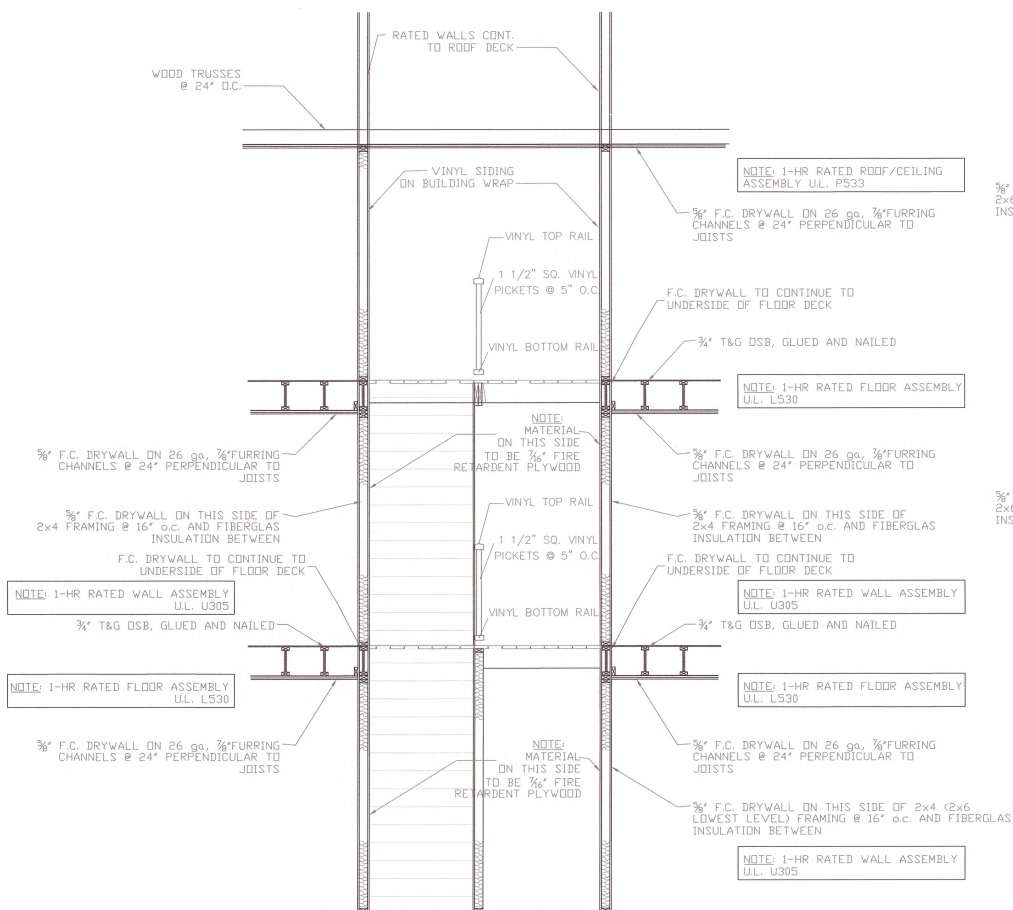
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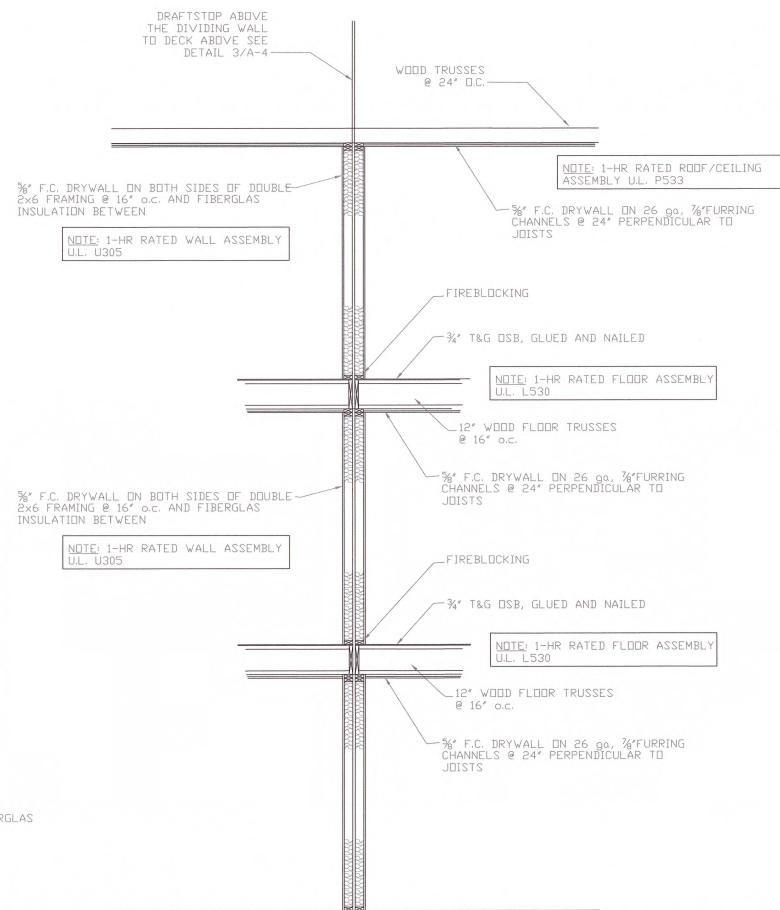


KELLY A. SANNER
Architect/Planner/Construction Mgr.
3822 Camp Cileca Rd.
Cantrill, IL 62625
CEL 217-971-1132

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04/02/26
06/02/26
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A-4



1
A-5
DETAIL OF FIRE RATED WALLS AT STAIRS
SCALE: 1/2"=1'-0"



2
A-5
DETAIL OF FIRE RATED WALLS BETWEEN UNITS
SCALE: 1/2"=1'-0"

3 STORY APARTMENTS, 2 & 3-BED UNITS
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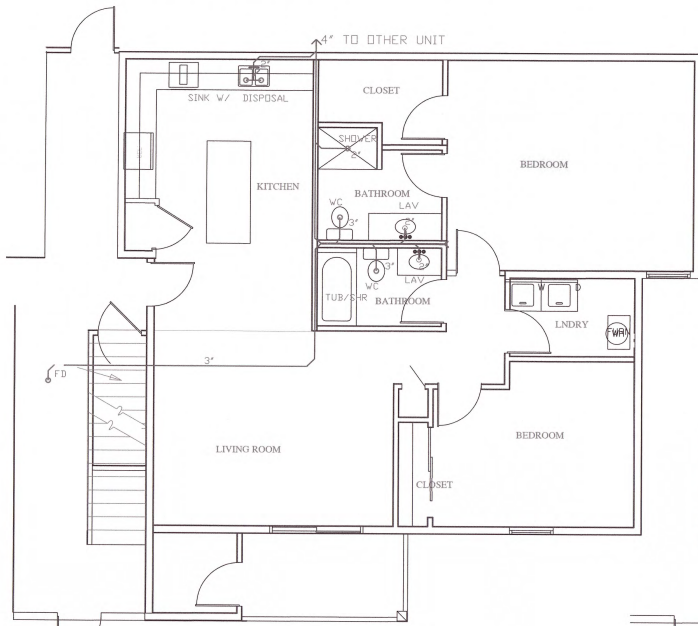
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KELLY A. SANNER
 Architect & Planner / Construction Mgr
 3822 Camp Cico Rd.
 Canton, IL 62605
 TEL 217-971-1132

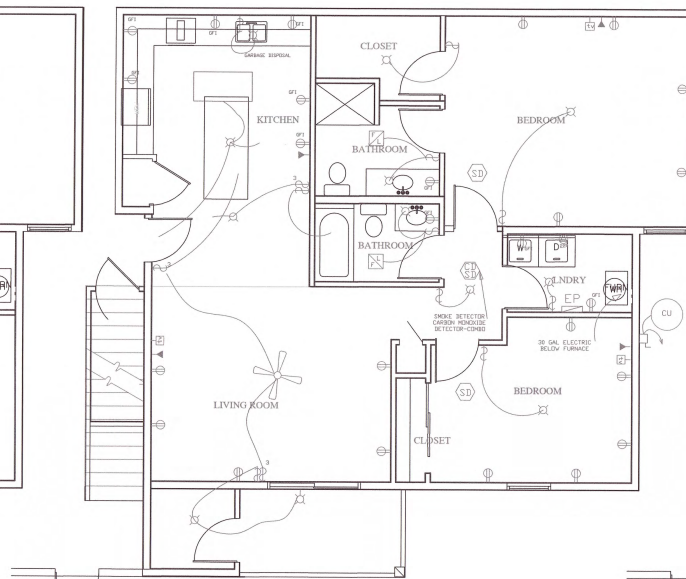
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Sheet No.
A-5



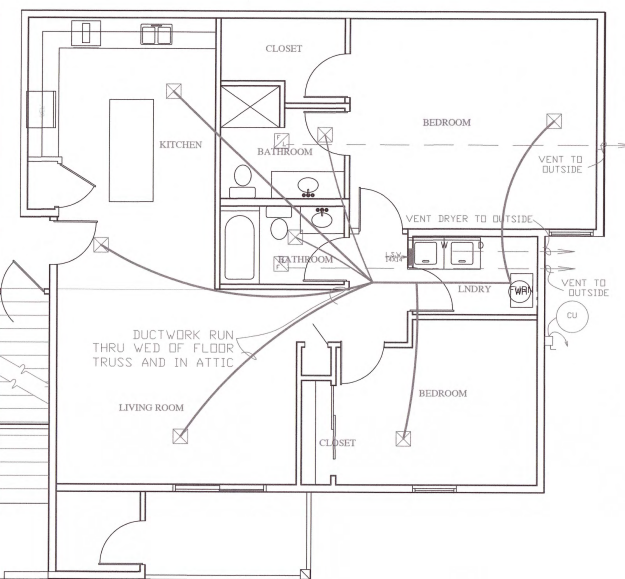
TYPICAL PLUMBING PLAN-2 BED

SCALE: 1/4"=1'-0"



TYPICAL ELECTRIC PLAN-2 BED

SCALE: 1/4"=1'-0"



TYPICAL HVAC PLAN-2 BED

SCALE: 1/4"=1'-0"

PLUMBING GENERAL NOTES:

THE WORK TO BE PERFORMED SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, CONSTRUCTION FACILITIES, AND INCIDENTALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL PLUMBING AND PIPING WORK AS SHOWN AND INDICATED ON THE CONTRACT DRAWINGS, AND/OR HEREIN SPECIFIED WITH THE INTENT THAT THE INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT AND READY FOR USE. THE INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, NFPA AND ILLINOIS PLUMBING CODE.

PIPES AND PIPE FITTINGS:

WATER SERVICE LINE TO BE INSTALLED W/10'-0" FROM ANY DRAIN OR SEWER.

ALL DRAINS TO BE PROPERLY TRAPPED AND VENTED.

WASTE AND VENT PIPING - SCHEDULE 40 PVC PIPING WITH SOLVENT WELDED JOINTS. NO SCHEDULE 35 PVC TO BE USED.

ABOVE SLAB DOMESTIC WATER PIPING TYPE L HARD COPPER WITH WROUGHT SWEATED FITTINGS.

BELOW GRADE DOMESTIC WATER PIPING TYPE K HARD COPPER.

ABOVE GROUND GAS PIPING - SCHEDULE 40 BLACK STEEL WITH MALLEABLE, SCREWED FITTINGS.

EXTERIOR SEWER PIPING

A. SANITARY SEWERS - SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS, OR ASTM D-3034, WITH RING-TIGHT ASTM D-3212 FLEXIBLE JOINTS.

PLUMBING LEGEND

- = SANITARY LINE
- = 1/2" VENT TO CLOSET 4' VT
- = 3" FLOOR DRAIN
- VC = WATER CLOSET
- LAV = LAVATORY
- SK = SINK
- WH = WATER HEATER

NOTE:

- 1) BUILDING TO BE FULLY SPRINKLERED. LAYOUT AND CALCULATIONS TO BE PROVIDED BY SPRINKLER CONTRACTOR.

ELECTRICAL LEGEND

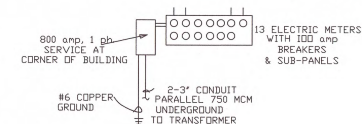
- WIRE RUN CONCEALED IN WALL OR CEILING
- CONDUIT RUN EXPOSED
- BRANCH CIRCUIT HOME RUN TO PANEL. P-16 INDICATES CIRCUIT NO. IN PANEL
- ⊕ DUPLEX RECEPTACLE OUTLET - 12" AFF UNLESS OTHERWISE NOTED
- ⊕ GFI GROUND FAULT INTERCEPTOR OUTLET
- ⊕ WATER PROTECTED DUPLEX RECEPTACLE
- ⊕ SPECIAL PURPOSE OUTLET 200/220
- ⊕ TELEPHONE OUTLET - 12" AFF UNLESS NOTED
- ⊕ ELECTRICAL PANEL 125 AMP
- ⊕ 2x4 SURFACE MOUNTED FLUORESCENT FIXTURE
- ⊕ EMERGENCY LIGHT FIXTURE
- ⊕ SWITCH SINGLE POLE - 48" AFF - DORIC TYPE
- ⊕ SWITCH, THREE WAY - 48" AFF - DORIC TYPE
- ⊕ SWITCH, DIMMER - 48" AFF
- ⊕ SURFACE MOUNTED INCANDESCENT
- ⊕ RECESSED MOUNTED INCANDESCENT
- ⊕ FAN/LIGHT COMBINATION VENT TO OUTSIDE
- ⊕ FAN/LIGHT COMBINATION
- ⊕ TV CABEL
- ⊕ SMOKE (DETECTOR) ALARM
- ⊕ CONDENSING UNIT (13 SEER)

W.P. 75 WATT WALL PACK ON PHOTO CELL

ELECTRICAL NOTES

1. SEE PANELBOARD SCHEDULE FOR ELECTRICAL LOADS.
2. ALL ELECTRICAL WORK IS TO BE PERFORMED BY A REGISTERED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
3. CONTRACTOR SHALL PAY REQUIRED MUNICIPAL PERMIT AND INSPECTION FEES.
4. ALL ELECTRICAL EQUIPMENT SHALL BE NEW UL LISTED AND LABELED.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE NECESSARY SUPPORT FOR THE CEILING MOUNT CHANDELIERS, CEILING FANS, AND WALL MOUNT FIXTURES.
6. VERIFY PROPER LOCATION OF EQUIPMENT, OUTLETS AND CONTROLS, MOUNTING HEIGHTS, SIZE AND NUMBER OF WIRES, ETC. REQUIRED PRIOR TO ROUGH-IN.
7. ALL WIRE TO BE MIN #12 THIN AND CONFORM TO NFPA 70 AND THE NATIONAL ELECTRIC CODE.
8. ALL WIRING IN PANELS SHALL BE NEAT, ROUNDED CORNERS, TIED IN BUNDLES WITH APPROVED TIES.
9. WHERE LIGHT FIXTURES ARE TO BE INSTALLED, FOR CEILING TYPE, CONTRACTOR SHALL EXAMINE THE COMPLETE AREAS AS WELL AS EACH INDIVIDUAL ROOM INTERFERENCE WITH PIPING, BEAMS, DUCTS, ETC. AND WHERE ANY SUCH INTERFERENCES OCCUR FIXTURES IN EACH ROOM OR AREA MUST BE HUNG THE SAME DISTANCES ABOVE THE FLOOR, UNLESS OTHERWISE NOTED AND MUST NOT BE HIDDEN OR OBSTRUCTED, WHOLLY, OR IN PART, BY ANY DUCTS, HOODS, PIPING, ETC. RUNNING DIRECTLY UNDER SAME.
10. INSTALL FIREALARM/SMOKE DETEC.
11. ALL 15 & 20 AMP BRANCH CIRCUITS SHALL BE ARC-FAULT PROTECTED BY A LISTED ARC-FAULT INTERRUPTER.
12. ALL OUTDOOR AND KITCHEN RECEPTACLES SHALL BE GFCI PROTECTED.
13. THE KITCHEN SHALL BE PROVIDED WITH A MINIMUM OF TWO 20 AMP BRANCH CIRCUITS.
14. A 125 VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25' FOR ALL AC EQUIP. AND BE GFCI PROTECTED OF VAEHER PROOF DESIGN.
15. CLOSET LIGHTS SHALL BE ENCLOSED AND INSTALLED 12" (MIN) FROM NEAREST POINT OF SHELVING STORAGE.

ELECTRICAL PANEL			
DESCRIPTION	QTY	W.S.N.	QTY
KITCHEN GFCI	1P 20	CIR 1,2,3,4	
BATHRM GFCI	1P 20	CIR 5,6	
ELEC FURN	1P 40	CIR 7,8	
ELEC WATER HTR	2P 30	CIR 9,10	
CU	2P 20	CIR 11,12	
OUTLET LIGHT	1P 20	CIR 13,14,15,16	
OUTLET LIGHT	1P 20	CIR 17,18,19,20	
PANEL DATA			
CONNECTED LOAD	135	RV	
DEMAND LOAD	64	RV	



ELECTRIC SERVICE DIAGRAM

NO SCALE

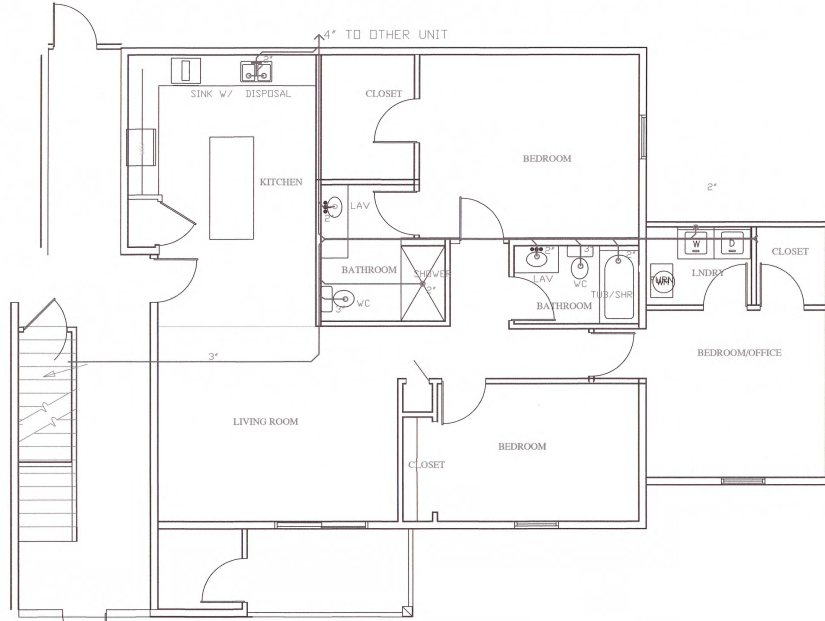
3 STORY APARTMENTS, 2 & 3-BED UNITS
GRAND PRARIE APARTMENTS
 W. AMERICAN PRARIE DR.
 PEORIA, ILLINOIS

Project No.
 25-22-B
 DRAWN BY
 KAS



KELLY A. SANNER
 Architect/Planner/Construction Mgr
 3822 Camp Cica Rd.
 Canton, IL 62603
 TEL 217-971-1132

Date: 08/19/25
 09/04/25
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 06/02/26
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MEP-1



TYPICAL PLUMBING PLAN-3 BED

SCALE: 1/4"=1'-0"

PLUMBING GENERAL NOTES:

THE WORK TO BE PERFORMED SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, CONSTRUCTION FACILITIES AND INCIDENTALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL PLUMBING AND PIPING WORK AS SHOWN AND INDICATED ON THE CONTRACT DRAWINGS, AND/OR HEREIN SPECIFIED WITH THE INTENT THAT THE INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT AND READY FOR USE. THE INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, NFPA, AND ILLINOIS PLUMBING CODE.

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BELOW GRADE DOMESTIC WATER PIPING TYPE K HARD COPPER.

ABOVE GROUND GAS PIPING - SCHEDULE 40 BLACK STEEL WITH MALLEABLE, SCREWED FITTINGS.

EXTERIOR SEWER PIPING

A. SANITARY SEWERS: SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS, OR ASTM D-3034, WITH RING-TIGHT ASTM D-3212 FLEXIBLE JOINTS.

PLUMBING LEGEND

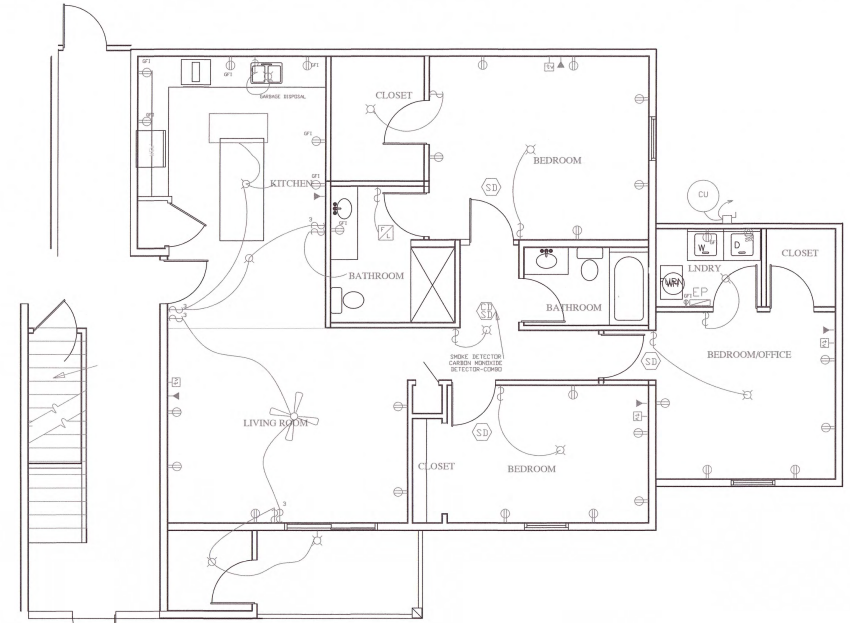
- = SANITARY LINE
- = 1/2" VENT TO CLOSEST 4" VT
- = 3" FLOOR DRAIN
- VC = WATER CLOSET
- LAV = LAVATORY
- SK = SINK
- WH = WATER HEATER

NOTE:

- 1) BUILDING TO BE FULLY SPRINKLERED. LAYOUT AND CALCULATIONS TO BE PROVIDED BY SPRINKLER CONTRACTOR.

ELECTRICAL LEGEND

- WIRE RUN CONCEALED IN WALL OR CEILING
- CONDUIT RUN EXPOSED
- BRANCH CIRCUIT HOME RUN TO PANEL. P-16 INDICATES CIRCUIT NO. IN PANEL
- ⊕ DUPLEX RECEPTACLE OUTLET - 12" AFF UNLESS OTHERWISE NOTED
- ⊕ GF1 GROUND FAULT INTERCEPTOR OUTLET
- ⊕ WP WATER PROTECTED DUPLEX RECEPTACLE
- ⊕ SP SPECIAL PURPOSE OUTLET 200/220
- ⊕ T TELEPHONE OUTLET - 12" AFF UNLESS NOTED
- ⊕ E ELECTRICAL PANEL 125 AMP
- ⊕ S 2X4 SURFACE MOUNTED FLUORESCENT FIXTURE
- ⊕ E EMERGENCY LIGHT FIXTURE
- ⊕ S SWITCH SINGLE POLE - 48" AFF - DORIC TYPE
- ⊕ S SWITCH, THREE WAY - 48" AFF - DORIC TYPE
- ⊕ S SWITCH, DIMMER - 48" AFF
- ⊕ S SURFACE MOUNTED, INCANDESCENT
- ⊕ R RECESSED MOUNTED, INCANDESCENT
- ⊕ F FAN/LIGHT COMBINATION VENT TO OUTSIDE
- ⊕ F FAN/LIGHT COMBINATION
- ⊕ C TV CABLE
- ⊕ SD SMOKE (DETECTOR) ALARM
- ⊕ CU CONDENSING UNIT (13 SEER)
- ⊕ W 75 WATT WALL PACK ON PHOTO CELL



TYPICAL ELECTRIC PLAN-3 BED

SCALE: 1/4"=1'-0"

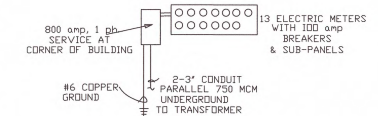
ELECTRICAL NOTES

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15. CLOSET LIGHTS SHALL BE ENCLOSED AND INSTALLED 12" ONLY FROM NEAREST POINT OF SHELVING STORAGE.

ELECTRICAL PANEL			
DESCRIPTION	120/240 V	1Ø	V.S.N.125AMP, MLD, FLUSH MOUNTED
KITCHEN GFCI	1P 20	CIR 12, 2, 4	
BATHRM GFCI	1P 20	CIR 5, 6	
ELEC FURN	2P 40	CIR 7, 8	
ELEC WATER HTR	2P 30	CIR 9, 10	
CU	2P 20	CIR 11, 12	
OUTLET, LIGHT	1P 20	CIR 13, 14, 15, 16	
OUTLET, LIGHT	1P 20	CIR 17, 18, 19, 20	
PANEL DATA			
CONNECTED LOAD	22.5	KV	
SCHEMATIC LOAD	6.4	KV	

ELECTRIC SERVICE DIAGRAM

NO SCALE

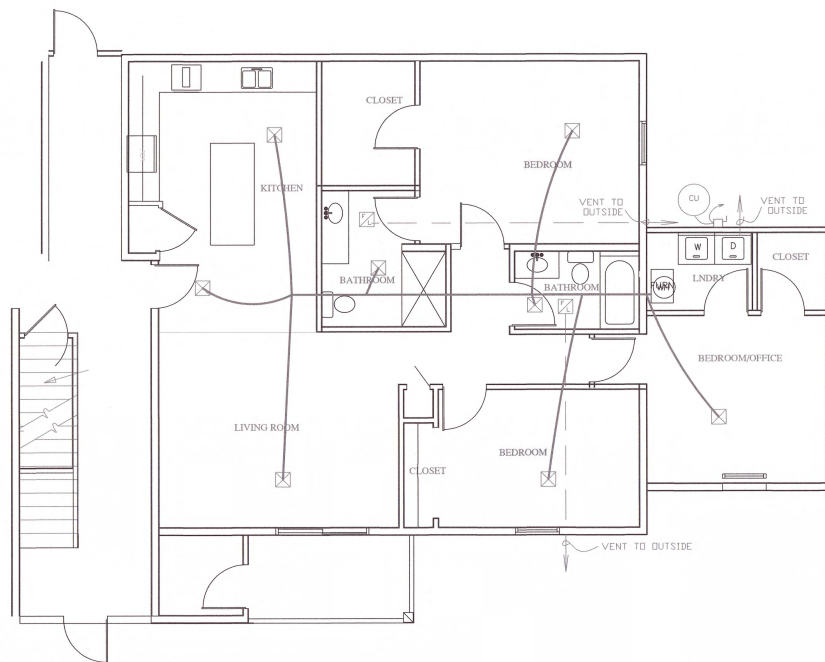


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 W. AMERICAN PRARIE DR.
 PEORIA, ILLINOIS

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KELLY A. SANNER
 Architect & Planner & Construction Mgr
 3822 Camp Cileca Rd.
 Carlinville, IL 62625
 TEL 217-971-1132

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 09/07/26
 09/07/26
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 Sheet No.
MEP-2



TYPICAL HVAC PLAN-3 BED

SCALE: 1/4"=1'-0"

HVAC GENERAL NOTES:

ALL HVAC WORK TO BE PERFORMED IN ACCORDANCE TO APPLICABLE STATE AND LOCAL REQUIREMENTS.

NOTE:

RANGE HOODS ARE VENTLESS

HVAC LEGEND:

-  = RETURN DUCT
-  = SUPPLY DUCT (DIFFUSERS SET SO THAT FLEXIBLE DUCTWORK IS NO LONGER THAN 14'-0")
-  = ELECTRIC FURNACE
-  = CONDENSING UNIT (13 SEER)
-  = DIFFUSER @ CEILING WITH FIRE DAMPERS
-  = THERMOSTAT-PROGRAMMABLE
-  = RETURN AIR (HIGH ON WALL)

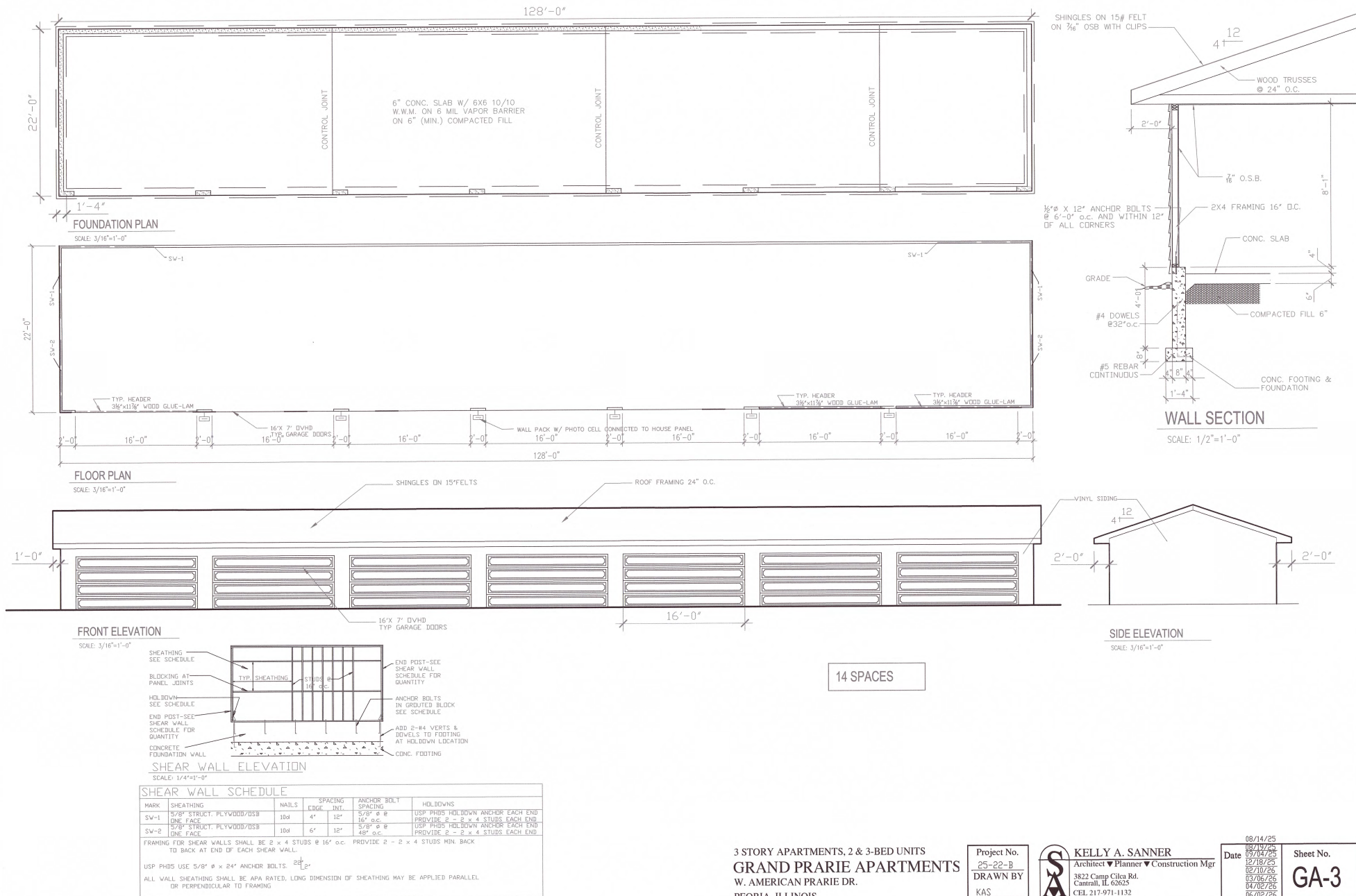
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 Architect ▼ Planner ▼ Construction Mgr
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 Cantrill, IL 62625
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